

Praises City As Showing Fine Growth

By EULETA SLOVER

"You can be proud of your city," Mayor Ralph Tucker told members of the Noon Optimist Club Wednesday in his annual "state of the city" address before a noon luncheon meeting of the organization held in the Hoosier Room of Hotel Deming.

A program of community progress involving expenditures of at least \$30 million dollars in the next five years "are in blueprint form or on the drafting table," the city governmental head told those in attendance.

Most of the planned city improvements are already under way, several additional millions are evident in college and community construction and the city treasury "is in its best financial condition in the history of the community," he observed.

Sees New Auditorium.

He predicted "the year 1962 will culminate the long struggle for a municipal auditorium or civic building, and that a public statement or announcement towards that end will be made in the early part of this year."

Some time ago officials of the Hulman Foundation announced plans to construct such an auditorium or civic center in Terre Haute from foundation funds.

He announced plans for a Thursday morning meeting at City Hall in which an engineering firm report will be heard relative to "a complete study and recommendations for the water and sewer problems that have long plagued this community."

He said the Hurst-Roesch firm was engaged by the city in 1961 to study what city officials have termed "phase two of the urban renewal program."

"The decision to meet our most vital problem must be met now, or continue to be a pattern we have long been guilty of, postponing or passing it on to future generations," he added.



"STATE OF THE CITY" was reported on Wednesday by Mayor Ralph Tucker (right) in his annual "state of the city" message before the Noon Optimist Club. With the Mayor before the mike in Hotel Deming's Hoosier Room were Don Coverstone (left), club president, and City Judge Edward S. Everett, a club member.
Photo by Charles.

Build Disposal Plant.

Challenging, "shall there be progress or shall it be stagnation and decay," the mayor noted that construction of a \$6 million sewage disposal plant is now under way "on final orders of the federal and state government and after 16 years of dilatory legal entanglements at great cost to the citizens of this community."

Regarding the overall picture for the urban renewal and public housing programs, he said expenditures at the present time call for \$12 million, the program being already established and under way and noted that "no part of its cost shall be on the tax levy of a property owner in the city of Terre Haute."

"This will provide not only decent and modern housing but the elimination of blight, eyesores and protection and upgrading of property values to all home owners."

He termed the local urban renewal program "one of the largest and most active" in the Middle West and the answer to progress in place of stagnation and decay.

Provide Funds to Plan New Project

Commissioners of the City Department of Redevelopment last night approved an expenditure of \$145,000 for planning of the city's second urban renewal project.

At the final meeting of 1962, the commissioners adopted a resolution to seek this amount from the Housing and Home Finance Agency for planning of the Community Center Project which will cost in the neighborhood of \$6,000,000.

Comprising the Community Center Project is the area bounded approximately by First and Ninth streets between Downtown Terre Haute on the south and the Pennsylvania Railroad tracks on the north. The clearance sector includes the properties from First to Seventh streets.

The \$145,000 fund also will cover such costs as appraisals, marketability studies, preliminary engineers and administration expenses.

The entire project will be carried out with federal funds and at no cost to the city due to credits derived from the expansion of Indiana State College.

Hear Southwest Report.

Meanwhile, work progresses on the current Southwest Area Project and commissioners reviewed activity to date and approved a number of measures in connection with this project.

Paul O'Dea, real estate specialist, reported 341 parcels to date have been purchased at a cost of \$1,062,000.

Herman Jorritsma, engineering consultant, reported 111 properties were demolished this month, bringing the total number to 247 to date. Of this, he added, 29 per cent of the rubble has been cleared away.

Mrs. Helen Orrill and Robert Payne, relocation specialists, reported six more families have been relocated this month.

Willard Ritchey, rehabilitation specialist, reported \$15,000 was spent by property owners this month for improvements in the rehabilitation area. He said improvements by homeowners to date have totaled \$184,000.

During the session commis-

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NAVY PATROL

PLANE MISSING Page One.

sioners approved awarding of a \$90,233.20 contract to Newlin-Johnson Development Company for site improvements in the rehabilitation sector of the Southwest Project. The work includes new curbs, sidewalks and resurfacing of streets where needed in an area bounded approximately by Third and Fifth streets between Farrington and Hulman streets.

Other bidders were Haley Bros. Construction Company, \$93,386.75; William White and Son, Inc., \$98,647.15, and Earl Kuykendall, \$98,291.85.

A contract also was awarded to Construction Engineering Service of Terre Haute on its bid of \$4,000 for engineering work in the clearance section of the Southwest project south of Farrington street, which will be redeveloped for low rent public housing.

In other business, the commissioners approved initiation of condemnation proceedings against eight more property owners in the clearance sector of the Southwest Area Project.

Wess Nolan 327 Harding avenue, one property; Rose G. Webster, 313 South Third street, two properties; Aletha L. Van Camp, 510 Harding avenue, one property; Adam C. and Ernestine Smith, 504 Harding, two parcels; Commodore and Martha Nolan, 615 Harding avenue, one property; Marjorie Hudson Dickerson, 600 Harding avenue, one property; Mabel Schmitt, 712 Harding avenue,

Reappraisal Voted for Ice, Fuel Property

The Board of Commissioners of the Terre Haute Redevelopment Department, meeting Thursday evening, re-elected its entire slate of officers for another year and ordered a reappraisal of the Terre Haute Ice, Fuel & Cold Storage property preparatory to a Feb. 17 condemnation trial in its acquisition.

The commission approved a resolution to employ S. M. Dixon & Associates of Grand Rapids, Mich., to make the appraisal, the action being deemed advisable since one of the original appraisers recently died.

The trial is to be held in Sullivan Circuit Court, where it was venued from Vigo Superior Court. At least six other condemnation proceedings are pending in the local courts of Sullivan, where others have also been taken on changes of venue, according to the report of Paul O'Dea, staff assistant.

Will Buy Church Property.

Acceptance approval of an option to acquire the St. Paul Baptist Church property at Harding and Farrington streets was given at a price of \$35,000. The property, as well as the ice plant property is located in the clearance area of the Southwest Area Project of the city's Urban Renewal Program.

O'Dea also noted that 460 buildings in the area have been purchased to date from 305 owners at a cost of \$1,520,000.

In the official report of Emanuel Gorland, department executive director, it was revealed that nine bid documents have been secured by firms interested in the cleared Southwest Project Area land. All are returnable on Jan. 23.

Gorland and Willard Ritchie, department rehabilitation specialist, were authorized to attend the Jan. 20-24 workshop series of the Housing and Home Finance Agency in Chicago.

Commission officers renamed for 1964 are Wayne Weber, president; the Rev. R. Powell Mead, vice president, and Harold Seiler, secretary.

Board Reviews Activities in Urban Renewal

Meeting in special session Tuesday night, the Terre Haute Redevelopment commissioners discussed progress being made in the Southwest Project and the Community Center which is co-ordinated with the expansion of Indiana State College.

Emanuel Gorland, executive director, told the commissioners that the engineering survey in the Southwest Project has begun.

The documents for the sale of land in that project area are being prepared, Gorland said. He added that the sale of the land should be advertised in two months.

Approval for the entire project area in the Community Center Project has been received, Gorland told the group.

Budget is Revised.

He said the budget for the project has been revised accordingly and land utilization and marketability studies in the area are being continued.

Willard Ritchey, rehabilitation specialist, reported to the commissioners that six properties in rehabilitation areas were brought up to standard conditions last month.

He reported that owners spent \$260,000 last month in improving property.

Harmon Jorritsma, demolition consultant, reported that 95 per cent of the site improvements in rehabilitation sections have been completed.

Paul O'Dea reported that 132 of 160 families on the department's work load have been removed from the work load. Families which are relocated in sub-standard housing are retained on the work load, Gorland said.

Must Have Area Plan Setup Here

By PHIL JUNKER

For Vigo county to be eligible to receive federal funds for future projects a continuing area plan must be adopted.

This was a point blank statement voiced by city, county and state officials who met Friday at City Hall to discuss the future of transportation in Terre Haute and throughout the county.

Although the meeting was primarily concerned with obtaining federal aid for transportation planning, its over-all effect was much broader.

For Terre Haute and Vigo County to obtain federal aid for transportation planning a continuing planning program is necessary, according to the Federal Housing and Home Finance Agency.

Sterling Bolyard, urban engineer for the Indiana State Highway Department, presented a statement which was interpreted to involve other areas besides transportation. It involves all funds handled by the Secretary of Commerce.

The statement read:

"After July 1, 1965, the Secretary of Commerce shall not approve . . . any program for projects in any urban area of more than 50,000 population unless he finds that such projects are based on a continuing comprehensive transportation planning process."

The statement continues to say that the process must be, "carried on co-operatively by states and local communities in conformance with the objective stated."

Needed for All Projects.

County Commissioner Harry Brentlinger said, "a rough interpretation means a continuing planning organization will be necessary for any project involving federal funds."

It was pointed out that this would include urban renewal, county bridge programs and numerous other projects.

Those attending considered past problems involving a county-wide plan commission. It was the opinion of those attending that a lack of public understanding was the stumbling block.

In discussing the problems of revitalizing the plan commission, Mayor Ralph Tucker said, "if the public is informed and has the true facts before them our problems will be two-thirds whipped."

Columns of Explanation.

It is recalled, however, that Terre Haute's news media devoted many, many columns, and TV and radio contributed many hours of air time to Area Planning when the matter was before the public a couple of years ago—complete and full explanation of the program was repeated over and over.

It was the consensus of numerous Terre Haute and Vigo county officials today that the real stumbling block was and has always been the Vigo County Council. The council members have refused consistently to appropriate funds to get Area Planning off the ground here in order that the community might emerge from the horse-and-buggy days and move forward as all other communities with Area Planning are and have been doing for years.

SOUTHWEST AREA CONDEMNATION VERDICT ISSUED

Mr. and Mrs. Gordon Hively, 500 South First street, were awarded \$4,500 for property in the Southwest Area Project at the close of a Vigo Superior Court jury trial in which they were defendants in condemnation action brought by the city Department of Redevelopment.

The award reportedly was \$2,000 more than they had been offered by the department.

The jurors, at the request of Superior Court Judge Harold J. Bitzegai, examined the Hively property Tuesday afternoon. Testimony was completed Wednesday morning and the jury returned its finding Wednesday afternoon.

It was the ninth in a series of condemnation cases filed in Vigo Superior Courts.

Board Vacates Streets, Alleys In Renewal Area

The Board of Public Works and Safety voted Wednesday to vacate five streets and six alleys in conjunction with the city's urban renewal program. No remonstrance was filed.

A petition to vacate some streets and alleys in the Southwest Area Project had been filed by the City of Terre Haute Department of Redevelopment. The area considered is slated by the city's Housing Authority for construction of 100 units of low rent housing for the aged and aging.

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STREETS AND ALLEYS to be vacated, according to a legal notice, are bounded approximately by First and Third streets between Farrington and Franklin streets. A legal notice describes the vacated areas as follows:

Franklin Street from the east right-of-way of First Street to the west right-of-way of Harding Avenue. Farrington Street from the east right-of-way of Harding Avenue to the west right-of-way of Third Street.

Also Harding Avenue from the south right-of-way of Farrington Street to the north right-of-way of Cruft Street and 29.37 feet off the east side of the right-of-way of First Street from the south right-of-way of Farrington Street to the north right-of-way of Cruft Street.

+ + +

ALSO COLLEGE Street from the east right-of-way of Harding Avenue to the west right-of-way of alley between Harding Avenue and Third Street. College Street from the east right-of-way of First Street to the west right-of-way of Harding Avenue.

Alleys to be vacated are between First Street and Harding Avenue from Cruft Street to Franklin Street, between First Street and Harding Avenue from Franklin Street to Washington Street, between Harding Avenue and Third Street from Farrington Street to College Street, between First Street and Harding Avenue from Farrington Street to College Street, between First Street and Harding Avenue from College Street to Cruft Street and between First Street and Harding Avenue from Washington Street south approximately 538 feet.

Progress of Housing Units Satisfactory

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tive director of the housing authority.

The Thursday meeting followed a tour of both sites by the group and other city officials Wednesday.

Zwerner said families who will live in the low rent housing must make application to the commission and must qualify.

The amount of rent paid will be based upon the total family income and other personal factors involved in each case.

Already plans are being made for additional units other than

those already under construction. A site for 100 units for elderly persons and 200 low cost rent units are already on the drawing boards.

The projects are backed by the Public Housing Administration, but are financed locally through the sale of bonds.

Rents Pay Off Bonds.

Rents collected from families living in the project units will provide needed revenue to pay off bonds. If the rent total falls short of paying off bonds, the PHA stands behind the project and will make up the difference and insure that the bonds are paid.

Members of the Board of Commissioners are: Bob Maehling, chairman; Dr. Iverson C. Bell, vice chairman; Troy Burnett and William Waade.

Building the present project is the Kaufman and Broad Building Company of Phoenix, Ariz. Lance Patrick is the project engineer.

Progress of Housing Units Satisfactory

Progress on Terre Haute's new low rent housing project is moving rapidly and appears to be ahead of schedule, according to a progress report issued Thursday by the Board of Commissioners of the Terre Haute Housing Authority.

The project, when completed, will provide 200 family units which will have from one to five bedrooms.

The over-all project under construction has two separate building sites which will contain 100 units each. One site under construction is near Third and Margaret avenue and the other is at Twelfth street and Lockport road.

Construction is well under way on the project and a completion date of July, 1964, has been set.

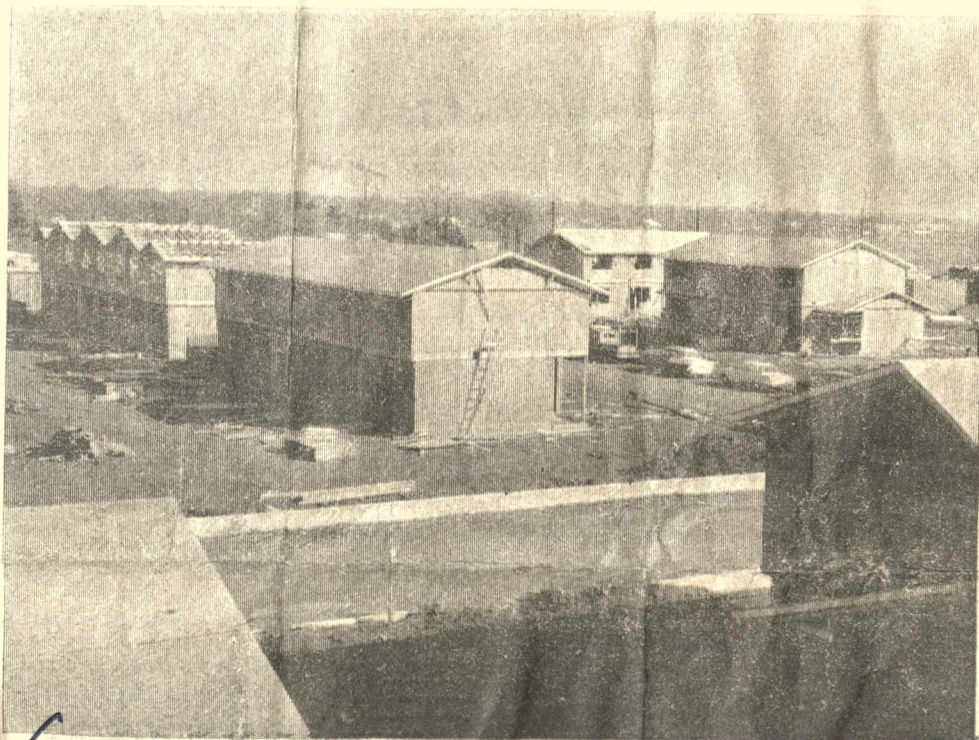
Meet With Zwerner.

Thursday the commissioners met at the Housing Authority Office in the Merchants National Bank Building to discuss progress in the project with Fred Zwerner Jr., execu-

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LOW-RENT PUBLIC HOUSING for a number of Terre Haute families is nearer reality at the first two 100-unit sites in the program of the Terre Haute Housing Authority. Shown here is construction in progress on Margaret avenue involving some 10 acres of land. Architect for this site and one at Twelfth street and Lockport road incorporating about 14 acres is the firm of Weber & Curry and construction is being done by the Kaufman & Broad Building Company. The THHA program ultimately is to provide 500 low-rent units.



Public Housing

T.H. City Planning

Units Progressing

T.H. Trib. 10/17/63

Progress is reported in the construction of low-rent public housing that ultimately is expected to provide 500 units for low income families.

Under the direction of the Terre Haute Housing Authority, ground was broken for two 100-unit projects last spring at ceremonies attended by members of the authority, city officials and civic leaders.

The two project sites are located at Twelfth street and Lockport road and at Krumbhaar street and Margaret avenue, both of which were scheduled for completion next summer, according to THHA director Fred Zwerner.

The firm of Weber & Curry is architect for the first two projects and construction is being done by the Kaufman & Broad Building Company. The Margaret avenue site includes about 10 acres of land bounded on the west by Krumbhaar street, on the north by Wheeler avenue and the east by Thompson street.

The other site incorporates some 14 acres enclosed by Lock-

port road on the south, Twelfth street on the east, the alley south of Hulman street on the north and the alley east of Eleventh street on the west.

The first two sites include buildings ranging from duplex houses with four or five bedrooms each to eight-unit buildings with one to four bedrooms in each unit.

Two other sites will be established in the region of the Southwest Area Project of the Department of Redevelopment which is a separate operation. The redevelopment department is acquiring property and will complete streets and sewers before the housing authority begins construction of dwellings.

A 100-unit project for elderly persons and a 200-unit system for families are intended for the Southwest Area.

Urban Renewal Agency Prepares For Appraisal of Second Project

A motion to enter into contract with local realtors for appraisal of properties in the city's second urban renewal project was approved Thursday night by commissioners of the City Department of Redevelopment.

Meeting in special session in

the department's offices, 417 South Fifth Street, the commission also endorsed the proposed sale of lands that have been acquired and cleared in the Southwest Area Project and approved the acquisition of 17 more parcels in the rehabilitation sector.

EMANUEL GORLAND, executive director of the department, informed the commissioners that although planning continues in the Community Center Project, linked with the expansion of Indiana State College, the program has advanced to the stage where acquisition appraisals of certain properties now can start.

The project encompasses approximately an area from First to Eleventh Street between the Pennsylvania Railroad tracks on the north and Mulberry Street.

Mrs. Helen Orrill, relocation specialist, reported a survey she made among owners of produce houses indicated that produce men were interested in the establishment of a city produce center in the neighborhood of Second and Mulberry streets. The commissioners appeared favorable to the idea.

GORLAND went on to explain that land between Cruft Street

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Rate

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\$104,241, appropriated \$101,741, a cut of \$2,500; Superior Court, asked \$29,905, appropriated \$27,555, a cut of \$2,350; Superior Court No. 2, asked \$29,905, appropriated \$27,555, a cut of \$2,350; Juvenile Court, asked \$148,250, appropriated \$143,460, a cut of \$4,790.

Also Probate Court, asked \$24,059, appropriated \$23,219, a cut of \$840; county election board, asked \$141,950, appropriated \$131,275, a cut of \$10,675; registration of voters, asked \$50,365, appropriated \$48,715, a cut of \$1,650; county Court House, asked \$86,650, appropriated \$75,915, a cut of \$10,735.

Also, county jail, asked \$54,144, appropriated \$45,744, a cut of \$8,400; county home, asked

Zoning Board Hears Protests Of Two Groups

Citizens continued their protests against spot rezoning Wednesday at the November meeting of the City Planning and Zoning Commission. About 70 homeowners attended the meeting at City Hall.

A new dispute arose over the request of Dr. Wilbur McIntosh of Riley to have the northeast corner of Fifth and Farrington streets rezoned to restricted business.

It was pointed out that it is proposed to build an office building with parking facilities at the rear at the location.

It was also shown that a four by four-foot sign has been placed on the property in accordance with the new city ordinance which requires such posting prior to consideration for rezoning.

The new ordinance was passed to give remonstrators a chance to contest the action at a hearing.

Owners Complain.

Speaking out at the meeting were several home owners from the area who voiced the complaint that there is at present a shortage of parking space in the area and that such a rezoning measure might be for a new office building, but it could cause rezoning to spread through the neighborhood.

Also appearing before the commission were residents of the Deming area, many of whom were present to support a proposal to limit zoning along Wabash avenue between Nineteenth street and Brown avenue to a restricted district.

Attorney David E. Rosenfeld, spokesman for the Deming homeowners, said that "it isn't fair to the Deming people to have saloons, garages, etc. in the area. However, if the area is restricted, it will enhance the value to have office buildings along Wabash avenue."

Two Types of Zoning.

Zoning for restricted business limits type of business to about 14, while unrestricted zoning opens the way for about 58 different types, including taverns and garages, it was reported.

Rosenfeld said Wabash avenue from Twenty-fifth street to Brown avenue was an "eye sore." He added that he was not representing anyone in particular in this area.

Attorney Floyd Dix said that the owner of the land in question, Charles Hickman, had canceled the lease for the drive-in and that he didn't know why everyone was there. The lease was canceled, he said, at a loss to Hickman, and that Hickman would not lease to a drive-in.

Attorney Dix claimed that this was the first time in the history of the commission that it had been asked to rezone from a higher to a lower category.

The recommendations of the commission will be brought before the City Council at its regular meeting Nov. 19.

Legality of Zoning Action Is Questioned

A recent ordinance by the Terre Haute Common Council requiring the posting of property to be considered for rezoning was the subject of considerable discussion at the regular meeting of the Council Tuesday night at City Hall and led to question of the legality of a rezoning ordinance passed at that meeting.

Attorney David E. Rosenfeld, representing the Deming Citizens' Society, spoke after the Council passed an ordinance rezoning lots in the Redevelopment Area on South First street. He told the members of the Council that they had acted "... without knowledge that the property had been posted for the past 14 days ..." as required by the earlier measure.

The attorney said that he was concerned with future application of the action as it might apply to rezoning along Wabash avenue to the east.

Raps Posting Measure.

The posting measure itself has been the object of criticism because of anticipated difficulty in compliance with its requirements. Rosenfeld said Tuesday that it will not be possible to post every property in the East Wabash area, and that the posting measure contains no provision for posting by anyone but the owner.

This rezoning ordinance, calling for designation of the area between Nineteenth Street and Brown Avenue on Wabash as a restricted business district, was kept in committee to allow change. It reportedly will be rewritten to extend only to Twenty-fifth street on the east boundary.

The attorney added that if the property in the Wabash area is not posted by one owner who is against the change, that owner can stand up at the next meeting and object. Under the terms of the posting bill, he said, the council is not supposed even to consider a zone change unless the property has been posted for 14 days prior to a public meeting.

Promises Change.

Mayor Ralph Tucker assured Rosenfeld that the posting ordinance would be changed.

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Legality of Zoning Action Is Questioned

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nance would be either repealed or amended before the Wabash avenue area comes before the council. The alleged shortcomings in the posting bill, which was written to allow adjacent homeowners to become aware of any proposed zone change, had not previously been brought out, observers said.

In other business, 10 appropriation bills were passed by the council, including transfers among the various departments. The bills totalled \$9,632.59.

Also passed, under suspension of the rules on a party line vote, was an appropriation ordinance under new business, providing \$115,120 for the parking meter budget of 1964.

Among resolutions approved

DONATES FUNDS

MEMPHIS, Tenn. (UPI)—Singer-actor Elvis Presley wished 58 Memphis charities a Merry Christmas Tuesday and threw in a \$50,000 gift to the groups.

Presley gave the checks to the charities at a presentation ceremony in the mayor's office.

The singer said he was nervous, then quipped, "this is the first time I've been before a crowd in a long time."

by the group was one giving the city authority to secure property for and operate a flood gate which will be built by the Federal Government.

The gate, which will be located north of Third street and Maple avenue, will keep the pond located between the north and south lanes of U. S. Highway 41 from flooding the highway. The gate cost, to be paid by the Federal Government, will be about \$60,000.

The proposed changes in the bus code were killed after an unfavorable committee report, with Councilmen Malcolm E. Boone and Lawrence Jones voting against dropping it.

Rezoning ordinances for property at Fifth avenue and North Twentieth street, and at 1631 Spruce street were withdrawn during the session.

Transfer of \$15,000 from the Terre Haute Sewage Works Sinking Fund to the Civil Sinking Fund was approved, as were transfers of \$4,900 within the Firemen's Pension Fund and \$3,150 from the Gas Tax Fund account for temporary salaries to the account for school guards.

An ordinance repealing the recent zone change at Fifth and Farrington streets was sent to committee, as were two other zoning bills.

The council also voted to commend the outgoing councilmen for their work on the council. Those who will not be returning are Council President Robert X. Kelley, and Councilmen George Kintz, Howard Gladden and Raymond Stewart. A vote of thanks was also given to the City Clerk's secretarial staff, headed by Mrs. Mary Worrell.

FRI.-SAT.

GE'S

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Council Passes Disputed Rezoning Bill, but Bans New Inspector Post

A proposed rezoning ordinance changing the property classification on the northeast corner of Fifth and Farrington streets to a restricted business district passed the Terre Haute Common Council Tuesday night, and a measure dealing with zoning on East Wabash Avenue was deferred until the full membership of the City Planning and Zoning Commission can pass on it in December.

An unfavorable committee report, with Councilmen William Butts and George Kintz casting negative ballots, killed a proposed ordinance which would have established the office of electrical inspector.

UNDER new business, the revised proposed bus measure which had been introduced, was referred to a committee composed of Councilmen Butts, Mrs. Oren Myrtle and Dr. Malcolm E. Boone. The bill calls for changes in rates, routes, fares and equipment.

Four appropriation measures under old business passed the council, and ten new appropriation bills were sent to the finance committee. Two resolutions dealing with fund transfers from the pension fund and from the workman's compensation fund were approved.

Contract To Improve Site Given

The Board of Commissioners of the Terre Haute Department of Redevelopment Friday awarded a contract to Haley Bros. Construction Corporation for site improvements in the Southwest Area Project clearance area.

The bid of the Haley firm, 2031 South Thirteenth street, was \$48,952.08 and was considered the "lowest and best" of the three submitted.

Upon completion of the site improvements, expected to require some 35 to 40 days, depending upon weather conditions, the area bounded by Farrington, Cruft, First and Third streets will be sold to the Terre Haute Housing Authority under whose jurisdiction the public housing will be constructed, it was explained.

permit fees for milk routes was also placed in committee, as were rezoning bills at 1631 Spruce Street and in the area from Cruft to Hulman streets

See COUNCIL

Council

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on the East side of South First Street.

The council also approved the rezoning of property on the northeast corner of Twenty-fifth and Delaware streets to a restricted industrial district.

Tentative Housing Authority plans reportedly call for the Housing Development construction to begin sometime next Spring. Two other public housing projects are currently under construction, one on Margaret avenue between South Seventh street and the new U. S. Highway 41, and the other between Hulman street and Lockport Road on South Twelfth street.

When completed, they will be available for occupancy by low income families.

The other bids and those who presented them were Leon C. Heine and Son, 1331 South Thirteenth street, \$54,548.73, and Earl Kuykendall, 1301 Ohio street, \$65,617.06.

Improvements included in the contract involve a number of streets and passage ways vacated Wednesday by the City Board of Public Works and Safety preparatory to the construction of 100 units of public housing for the aged and aging in the Urban Renewal Area.

Emanuel Gorland, executive director of the department, said the improvements will remove the vacated streets, provide reconstruction of Farrington and Cruft streets between First and Third streets together with replacement of all curbs, guttering and sidewalks in the bounded clearance area.

The contract figure also includes reconstruction and widening of College avenue between Third and Fourth street in the Rehabilitation sector of the Project area, Gorland added.

Former City Planner Kirks Charges Terre Haute Planning 'on Paper Only'

Bobby H. Kirks, the former city planner for the city of Terre Haute charged Friday that Terre Haute's "city planning was on paper only."

He stated that he had been told by Mayor Tucker that he was being fired for "policy differences."

Questioned last night on the Kirks statement, which was first given to an out-of-town newspaper, Mayor Tucker retorted that Kirks was "a disgruntled, disloyal employee dismissed for the good of the department."

THE MAYOR added that obviously the city, like any business or organization, must have co-operation from its employees and it became clear some time ago that policy differences—basically insubordination—could not be solved.

The man to whom the office has been given, he said, is well qualified and will proceed with the city planning task.

Kirks, discharged on the incoming administration's inaugural date of Jan. 1, said that he had no operating budget for 1962-63 or 1964. He said that he had submitted a tentative budget for 1963 that was sent to City Engineer Raymond P. Harris but "was not even allowed the courtesy of any answer whatsoever."

AGAIN, IN AUGUST of 1963,

he prepared an itemized budget and submitted it to Harris, he said. There was no comment, no acknowledgement as to its disposal, he said.

However, Harris was quoted as saying Kirks needed no budget because he was a part of the Harris department.

Kirks said also, "Anytime I had any beef, anything to say, I said it first to Ray Harris. He knew exactly how I felt at all times."

Kirks said, "I suppose that so long as the city has a city planner on the payroll, the Federal Government would assume that the city was formulating a master plan and therefore was eligible for federal funds," in reference to the Federal Urban Renewal Project.

HE SAID that while he was city planner he was "given to understand that he was not to make speeches that had not been cleared through Mayor Tucker's office."

"The mayor said to me that my policies didn't always agree with his and that 'the boss is always right,'" Kirks added. He said he was hired with the understanding that the job was non-political and that there would be some sort of job security.

He is being replaced by Lee Robert Mann, a former employee

See KIRKS

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Seek Revitalized Business District

By CLIFF LINEDECKER

City fathers, civic leaders and downtown retailers have set their sights on revitalizing the sagging Central Business District through urban renewal and a dynamic self-help program.

Planning is already under way to improve the area so it can maintain its function as Terre Haute's primary center for retail, transportation, and governmental activities.

On phase of the two-part renewal plan for the 446 acre downtown area is to be carried out by private residents, retailers, and the Chamber of Commerce working jointly in a major rehabilitation effort.

Through their own efforts they are preparing to redecorate downtown store fronts, paint and repair private dwellings which have been permitted to deteriorate, and improve landscaping.

Representatives of the business community are also working with city officials to devise a plan for financing location of new off-street parking facilities for at least 1,024 vehicles.

Planning for the \$4.5 million face lifting in the second phase of the two part program to be financed with federal fund assistance is still in preliminary stages. Although it is still months away from entering execution with actual purchase

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City Presents Proposed Plan for Zoning, Traffic

A 20-year comprehensive development plan for Terre Haute was outlined Thursday to the City Planning and Zoning Commission at City Hall.

City Engineer Ray Harris, whose staff worked out the details, said the plan was three years in the making.

City Planner L. R. Mann, a member of Harris's staff, spelled out details of zoning and a proposed master traffic plan "would protect the property owners" and serve as a guide for the orderly growth of the city.

During the one and one-half-hour-long meeting, Mann explained concepts of residential, business and recreational planning. The plan outlined sites for parks, fire stations, heavy and light industry and homes.

Mann said the plan shows Third Street as a four-lane highway through the city, and calls for converting Margaret Avenue, Fruitridge Avenue and Fort Harrison Road into four lane highways to provide speedy access to any part of the city.

New and proposed schools and new fire houses, it was pointed out, were and will be located according to the plan. Mann explained that the plan had to be made according to existing circumstances.

"This plan," Harris said, "if adopted will provide every pres-

See PLANNING

On Page 2, Column 3

Visit Now

violent acts, the riotous demonstrations which endangered the life of Press Secretary Jim Hagerty and caused you to cancel your visit—these are a distant nightmare, haunting but almost unreal.

They were not unreal at the time. But many things have changed and when you come you will not have to be protected from violence but possibly from the crush of friendliness.

It was hard for many of us

See DRUMMOND

On Page 3, Column 3

Planning

Continued From Page 1

ent and potential property owner with a guide to determine existing and planned conditions for any given area.

"Copies of the plan will be distributed to every business and public place for public reference," Harris said.

+ + +

Harris said the plan, if adopted, would insure that a property owner in a residential zone would not have a "dump" next door.

Commission Attorney John Hoke Beasley said he would prepare a legal advertisement for a public meeting on the plan. The meeting will be conducted at the commission's March session.

The plan also must be approved by the City Council.

A comprehensive zoning plan and a master traffic plan have been called for many civic minded individuals and groups. First term Republican City Councilman-at-Large Frank McGlone repeatedly has urged the adoption of such plans.

Services Today

Dismissed City Planner Calls Job 'Window Dressing' For U.S. Aid

By THOMAS G. KARSELL
Star Staff Reporter

Terre Haute, Ind. — A recently fired city planner, Bobby H. Kirks, charged here yesterday that he had been hired by Terre Haute as "window dressing" so it could qualify for Federal urban renewal funds.

Mayor Ralph Tucker and City Engineer Raymond P. Harris both denied the allegation and said the firing was due simply to "change of administration."

Kirks, 31 years old, a graduate civil engineer with experience in city planning, said he was fired by Tucker

Dec. 31—effective Jan. 1.

He is being replaced by an acting city planner, Lee Robert Mann, a former employe of the engineering department, Harris said.

Kirks complained that he was hired by Harris more than a year ago for the \$7,320-a-year job with the understanding that there would be some "sort of job security and that the job was non political."

HE SAID he was told by Tucker he was being fired for "policy differences."

"The mayor told me that my policies didn't agree with his 'and the boss is always right,'" Kirks said.

Kirks said he had no

operating budget for 1962-63 or 1964, adding:

"All I did was answer the telephone, write a few memos and do a little planning on my own. My advice and planning were never asked," Kirks complained.

"I even had to buy colored pencils out of my own pocket," he said bitterly.

Harris said Kirks was not entitled to a budget because "he was part of my department."

BUT KIRKS contended any city planner should be "at least on an equal footing with the engineer or he

Turn to Page 13, Column 6

Urban Renewal Land Trial Opens

A jury of eight men and four women was seated Thursday in Superior Court and began hearing testimony in a condemnation suit, in which the Department of Redevelopment seeks two pieces of property, 421 South Third Street and 221 Crawford Street, owned by Richard Nasser.

Judge Harold J. Bitzegaio and the jury heard testimony Thursday and also viewed the premises. The trial will resume Friday morning. The firm of Shaffer, Francis and Everett is counsel for the defendant while the firm of Gambill, Cox, Zwerner, Gambill and Sullivan represents the city.

Jurors selected include: Helen Conroy, Wilma J. Kelly, Athelda Dalton, Louis Markus, Donald L. Dalton Sr., Earl Gilbert, Wilbur L. Gwin, Linda Goodrich, Robert B. Harvey, William J. Szabo, Arthur F. Taylor and Robert T.

'Window Dressing' Job

★ Concluded From Page 1

can't ever get any work done."

But the crux of Kirks' complaint was that he was not allowed to do anything toward developing an over-all master plan for Terre Haute.

The Federal Urban Renewal Project requires a city master plan—"and that usually means a city planner"—before the city is eligible for Federal funds, Kirks said.

So long as the city had a city planner on its payroll, the Federal Government "would assume" that the city was formulating a master plan and therefore was eligible, he added.

Kirks said the city has a master plan which was drawn by outside consultants, but that it had not been officially adopted.

WHILE HE was city planner, he was "given to understand" that he was not to make speeches which were not cleared through Tucker's office, Kirks said.

"You can't be a city planner that way," he said. "Part of the job is in explaining to the public what it is that you are trying to do."

Tucker said he had "no comment" on Kirks' charges except that Kirks "was entitled to his opinion."

Kirks was bitter about being given only 1½ days' notice that he was fired.

HARRIS SAID it was not that Kirks was fired, but rather that he "was not reappointed to his position." But Tucker used the word "discharged" freely in reference

to Kirks and mentioned a "morale factor."

Kirks, now looking for a job in Indianapolis and Terre Haute, studied at North Carolina State College and received a degree in civil engineering from Tri-State College at Angola.

A special bill to approve the Urban Renewal Plan and the feasibility of a change in the Southwest Area Urban Renewal Project was submitted to a committee of the whole.

This latter resolution deals with land reclassification, and some "marginal houses in the project area will be razed to allow construction of married housing for Indiana State College," according to Emanuel Gorland, executive director of the Terre Haute Redevelopment Commission.

+ + +

The ordinance asking for evaluation of the operations, procedures and results of the first urban renewal development in the southwest area remains separate.

Clauses in the ordinance dealing with urban renewal specify a public hearing at which the council can subpoena persons, firms, corporations, as well as books, records, documents to guide them in deliberations "for the future development of our city."

The first hearing will be conducted within 10 days after the ordinance is placed into effect.

Three zoning measures under new business were referred to committees, and several appropriation bills were placed in the hands of the finance committee.

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Renewal Agency d Asks Dismissal Of. Condemnation

The City of Terre Haute Department of Redevelopment filed a petition Tuesday to dismiss its condemnation suit against the Terre Haute Ice Fuel & Cold Storage Corporation.

Sullivan Circuit Judge Joe W. Lowdermilk took the petition under advisement. The case was taken to the Sullivan Court on a change of venue from the Vigo Superior Court.

+ + +

If the petition is granted, it means the city will not purchase the plant at 521 South First Street.

Condemnation proceedings were brought by the city when the plant owners refused to accept the Redevelopment Department's offer to purchase the property in the Southwest Area Project of the city's urban renewal program. The city has purchased and razed most of the properties near the plant.

It was reported that city-employed appraisers figured the property value at \$200,000. Court-appointed appraisers reportedly doubled the figure.

+ + +

Emanuel Gorland, executive director of the department, said the petition was drafted after a meeting Monday of the board of commissioners.

Gorland explained that under an amended plan the city no longer needs the site. The ground, under the original plan, was to be used for parking facilities for a proposed stadium in the area. Gorland added that because of school

See RENEWAL
On Page 3, Column 2

Renewal

2-12-64
Trib

Continued From Page 1

reorganization, the stadium plans were dropped.

Gorland said a new directive from the Federal Housing and Home Finance Agency requires urban renewal planners to forgo the purchase of costly, structurally sound buildings, where possible, in clearance areas.

3-12-64 Trib Development Plan for City Is Completed

A generalized version of the revised master plan for the future development of Terre Haute was presented to a public meeting Wednesday at City Hall.

The plan was presented to the City Planning and Zoning Commission which accepted the plan.

The plan will now be submitted to the next session of the City Council for approval. The next session is set for Wednesday, March 18, at 8 p.m. in the courtroom at City Hall.

Presenting the plan to the commissioners was Lee Robert Mann, city planner. Members of the commission include Carl Bauermeister Sr., president; John H. Beasley, secretary; Ted Moore, Ray Harris, city engineer, and Ray Thomas, city controller.

Visits Welcomed

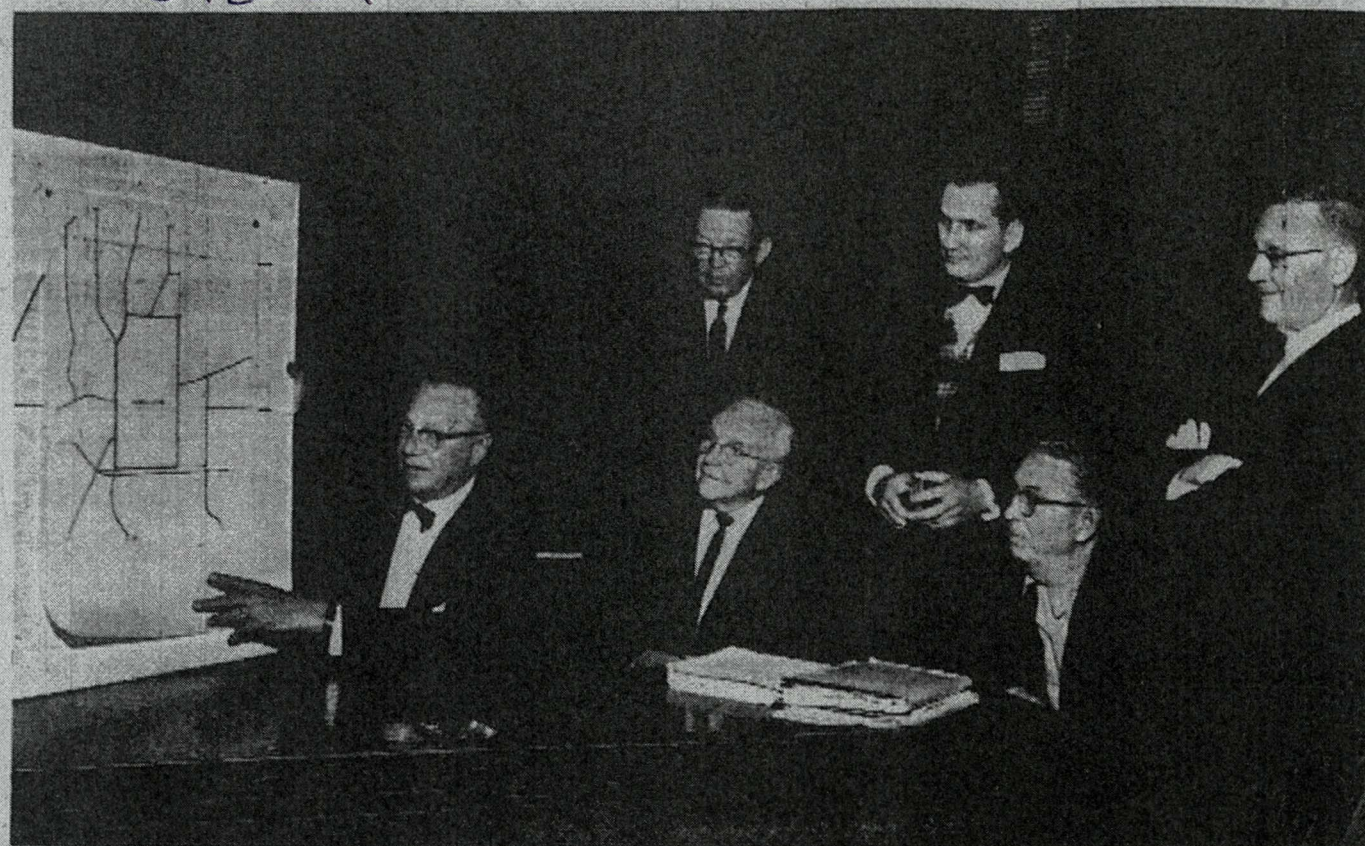
Harris said that although copies of the plan are not now available to the general public, he welcomes any interested persons to visit the engineers office to view the copy of the master plan.

He said that someone in the office would be assigned to explain portions of the plan to those interested. The offices are open from 8 a.m. to 4 p.m. Monday through Friday.

The Terre Haute Planning Area Comprehensive Development Plan, the official title for the plan, is an adaption of and an addition to the Braddemas Report, presently being utilized as the basis for the current urban renewal program in Terre Haute.

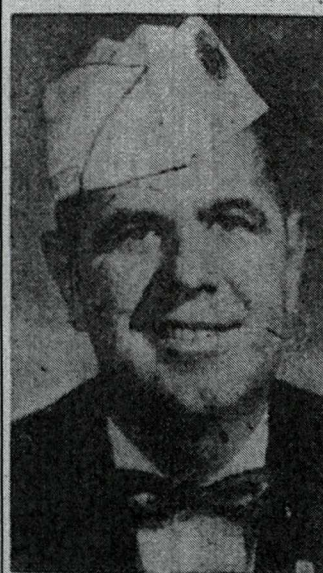
Mann stressed the fact of the

Continued On Page 16, Col. 3.



REVISED CITY MASTER PLAN PRESENTED — City Planner Robert Lee Mann presented a generalized revised master plan to the Terre Haute Planning and Zoning Commission Wednesday evening. It was accepted and will be presented to the City Council March 18 with recommendation for approval and adoption. Members of the commission,

viewing the plan's inner loop, neighborhood, major and arterial design sketch, are (seated from left) City Controller Ray Thomas, President Carl Bauermeister Sr., Ted Moore, (standing from left) Secretary John Hoke Beasley, Mann and City Engineer Ray Harris. Photo by Bruce.



WAYNE L. TALBERT

Birthday of

Development Plan for City Is Completed

Continued From Page One.

plan being general in nature. He said that detailed studies of specific areas in the city are now in progress, but due to their more intricate nature they are of a more technical nature and take longer to prepare.

20-year Program

The plan provides a 20-year continuous program with an inner loop that will not be congested with out of town traffic or throughways. Mann said that building of overpasses and zoning will be used as a tool

to control land usage and throughfares.

Streets will be classified in three categories: Neighborhood, major and arterials. Major streets will be those connecting neighborhood units with other city units and with expressways. Arterials, will be those streets radiating throughout the city and expressways; they will have limited access.

Mann added that the plan includes ideas for neighborhood school and a park. There will be some commercial zoning within the area that relates to the needs of the specific neighborhood.

Questions from the audience in regards to the plan brought forth additional information concerning the need for revision of railroad traffic in the city. Mann stated that although there was no provision of relief from the railroads in regard to the building of overpasses and underpasses to hasten traffic flow,

the City Engineering Department is presently making a study that will be presented to representatives of the major railroads to reduce traffic tie-ups.

The proposal, Mann said, would make it necessary for only four or five passes to be built. Through combining present rail facilities, the railroads could hasten the flow of traffic at most points and passes could be built at major crossings.

BURROW FOR QUIET

CHICAGO (AP) — The noise problem from a nearby Air Force base will be less of a problem when a Fort Worth, Tex., suburb builds its next school.

It's to be built underground. The present school is 1.5 miles from the main runway. School officials say landing and takeoff noise results in loss of up to 10 per cent of a student's instruction time.

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Charges \$100,000 Loss, Sues Dept. Of Redevelopment

4-29-63
116

The Terre Haute Ice, Fuel and Cold Storage Corp., 521 S. 1st St., Tuesday filed a suit demanding \$100,000 damages for alleged loss of business. The suit was filed against the City of Terre Haute, its Department of Redevelopment and the Terre Haute Redevelopment Commission.

The plaintiff alleges that on or about Feb. 9, 1961, by means of a resolution adopted by the Terre Haute Redevelopment Commission and its members, announced their intention to acquire the property where the local plant is located.

+ + +

On April 9, 1963, the Department of Redevelopment and its Executive Director, Emmanuel Gorland, instituted an action in Vigo Superior Court to acquire the property, according to the complaint. In February, 1964, the defendants filed a motion to dismiss the earlier action and the motion was granted later that month.

The plaintiff contends that the acts of the defendants to acquire the property caused its business, as a going concern, to suffer because its customers believed that its facilities would no longer be available for the storage of their products.

The complaint sets out "that said diminution of the value of the plaintiff's business as a direct consequence of the afore-said acts of the defendants con-

See SUIT

On Page 2, Column 6

In 1937 he was president of the Fall Convocation Class, Ancient Accepted Scottish Rite, Valley of Evansville. More recently he became a member of the Valley of Terre Haute Scottish Rite. Other social memberships included the Social Lodge 8 6F. & A. M., Zorah Shrine, Wabash Lecture Club, the Community Theater, and Terre Haute Symphony.

Professional memberships also include the Indiana State Medical Association, American Medical Association, Wabash Valley Aesculapian Society and Terre Haute Academy of Medicine.

He is survived by the widow Ruby, two daughters Mary Ruth, teacher at Davis Park School in Terre Haute, Mrs. Dale S. Raines of Chicago, and a son, Dr. Paul Siebenmorgen of Terre Haute. He had eight grandchildren. He is, also, survived by three brothers, William, Terre Haute, Paul Hassell and Albert Hassell of Chicago.

Primary

Continued From Page 1

Francis X. Bellotti was in third, ahead of Gov. Endicott Peabody. All the Democratic delegates support President Johnson.

The first community to report returns, the Berkshire Hills hamlet of Mt. Washington, gave nine votes to Lodge in the Republican write-in popularity poll. The town's two other Republican voters did not express a write-in preference. All three Democratic write-in votes were cast for President Johnson.

Chief interest was centered on the Lodge-Goldwater contest and a wild scramble among Democrats running for convention delegates. All the Democrats support President Johnson.

On the Republican side, voters wrote in their choice for President and chose among opposing slates of convention delegates. One of the slates supported Lodge and the other favored Goldwater.

Lodge, 51-year-old ambassador to South Viet Nam, was regarded as overwhelming favorite to lead the field in the write-in preference poll and to capture most — if not all — the state's 34 convention votes.

However, the Goldwater forces put on a fierce campaign to prevent Lodge from winning the second presidential primary in New England in less than two months. Lodge emerged victorious in the New Hampshire primary March 10.

Suit 4-29-64

Continued From Page 1

stitutes a taking of the plaintiff's property by law without just compensation."

Defendants named in the suit

include the City of Terre Haute; the Department of Redevelopment; Emmanuel Gorland, department executive director, the Terre Haute Redevelopment Commission and as its past members John A. Curry, RR 4; Morris Landsbaum, 2408 Ohio Blvd.; Herbert L. Patterson, 368 S. 22nd St.; Harold J. Sells, 900 S. 23rd St.; and Monsignor Herbert F. Winterhalter, 1809 Poplar St.

Also, as present members of the Terre Haute Redevelopment Commission, Gilbert M. Bosworth, 1400 S. 21st St.; Wayne M. Weber, RR 4; the Rev. R. Powell Mead, 2305 Warren St.; George O. Wilmuth, 2140 Poplar St.; and Ashley C. Sinnett, 2638 N. 8th St.

At a meeting of the Terre Haute Redevelopment Commission Tuesday night the members voted to retain the firm of Gambill, Cox, Zwerner, Gambill & Sullivan to represent the 14 defendants in the suit by T.H.I.F. & C.S.

Tribune-Star Want Ads give dependable low cost results. Call C-6551

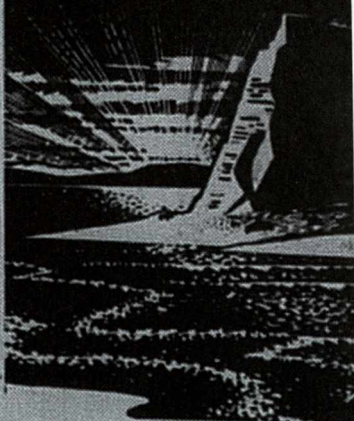
TYPEWRITING FOR TEEN-AGERS

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TERRE HAUTE
COMMERCIAL COLLEGE

Wabash at Fifth C-2738

'Faithful as the sound
and fathom



Thomas Funeral

2200 N. 13TH (13TH AT LAFAYETTE)
LISTEN TO THOMAS CHAPEL
EACH SUNDAY, 12:15 P.

Revised City Master Plan Presented to Zoning Board

City Planner Lee Robert Mann presented a generalized version of the revised master plan for the future development of Terre Haute at a public meeting of the City Planning and Zoning Commission Wednesday at City Hall.

Accepted by the commission, the plan will be submitted for its necessary approval and adoption at the next meeting of the City Council, at 8 p.m. March 18, before becoming effective.

+ + +

The Terre Haute Planning Area Comprehensive Development Plan, the official title for the plan, is an adaption of and an addition to the Braddemas Report, presently being utilized as the basis for the current urban renewal program in Terre Haute.

Mann stressed the fact of the plan being general in nature. He said that detailed studies of specific areas in the city are now in progress, but due to their more intricate nature they are of a more technical nature and take longer to prepare.

The plan provides a 20-year continuous program with an inner loop that will not be congested with out of town traffic or throughways. Mann said that zoning will be used as a tool to control land usage and throughfares.

+ + +

Streets will be classified in three categories: Neighborhood, major and arterials. Major streets will be those connecting neighborhood units with other city units and with expressways. Arterials, will be those streets radiating throughout the city and expressways; they will have limited access.

Mann added that the plan includes ideas for neighborhood

units that will be almost self contained and will be defined by major streets and expressways.

Each neighborhood will contain a kindergarten and primary

See **PLANNING**
On Page 2, Column 3

Redevelopment Faces \$100,000 Damage Suit

The City of Terre Haute, its Department of Redevelopment and the Terre Haute Redevelopment Commission were named defendants Tuesday in a suit demanding \$100,000 damages for alleged loss of business by the Terre Haute Ice, Fuel and Cold Storage Corp., 521 S. 1st St.

In a complaint filed in Superior Court, counsel for the plaintiff alleges that on or about Feb. 9, 1961, by means of a resolution adopted by the Terre Haute Redevelopment Commission and its members, announced their intention to acquire the property where the local plant is located.

Department Filed Suit

On April 9, 1963, the Department of Redevelopment and its Executive Director, Emmanuel Gorland, instituted an action in Vigo Superior Court to acquire the property, according to the complaint. In February, 1964, the defendants filed a motion to dismiss the earlier action and the motion was granted later that month.

The plaintiff contends that the acts of the defendants to acquire the property caused its business, as a going concern, to suffer because its customers believed that its facilities would

Continued On Page 9, Col. 3.

Redevelopment Faces \$100,000 Damage Suit

Continued From Page One.

no longer be available for the storage of their products.

The complaint sets out "that said diminution of the value of the plaintiff's business as a direct consequence of the afore-said acts of the defendants constitutes a taking of the plaintiff's property by law without just compensation."

Defendants named in the suit include the City of Terre Haute; the Department of Redevelopment; Emmanuel Gorland, department executive director, the Terre Haute Redevelopment Commission and as its past members John A. Curry, RR 4; Morris Landsbaum, 2408 Ohio Blvd.; Herbert L. Patterson, 368 S. 22nd St.; Harold J. Seiler, 900 S. 23rd St.; and Monsignor Herbert F. Winterhalter, 1809 Poplar St.

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Firm Engaged For Traffic, Parking Study

A \$20,000 contract to study the feasibility of downtown off-street parking facilities and Terre Haute's traffic flow has been granted to Barton Aschman Associates, an Evanston, Ill., consultant firm, by the City of Terre Haute, according to City Engineer Ray Harris, who said that the studies will begin immediately.

He reported that funds from the city's parking meters were authorized for the study by the Board of Public Works and Safety at a meeting last Thursday and that Mayor Tucker's Off-Street Parking Committee had recommended that the study be made.

The firm will make a written report of its findings to the Board of Public Works when the studies are completed, ac-

Firm Engaged For Traffic, Parking Study

Continued From Page One.

cording to Harris, who noted that the firm is presently under contract with the Indiana State Highway Department and the City of Indianapolis to make its comprehensive transportation and traffic studies so as to comply with the 1962 federal highway act.

The firm also made studies for the Ryan Expressway in Chicago, he added.

Harris said that the two-part study will include the study of the feasibility of an off-street ramp parking garage on Cherry St. west of the Post Office and a complete investigation of present movement patterns and recommendations as to operational procedures to improve the downtown traffic flow.

Apartment Plans Before City Council

An ordinance calling for an investigation into urban renewal, a zoning measure related to a proposed million dollar East Poplar St. apartment project, a resolution to finance a traffic survey for off-street parking, suggested exchange of Paul Cox Airport and Wiley High School properties, and several traffic control ordinances are among items of business expected to receive attention at the regular June City Council meeting Wednesday evening.

The special ordinance calling for an evaluation of the local urban renewal project provides that public hearings be held by the council to interview interested parties and investigate the operations of the program to obtain "... information that will guide this council in its deliberations for the future development of our city." Hearings would begin within 10 days after passage of the measure, according to the ordinance proposal.

The east side rezoning proposal related to the proposed construction of seven apartment buildings south of Poplar St. across from Meadows Center on acreage between Poplar and Oak Sts. was approved by the City Planning and Zoning Commission last week. Plans reportedly call for 85 apartment units with rental ranging from some \$100 to \$200 per month, 125 parking spaces, courtyard

landscaping between buildings and a swimming pool.

A number of neighboring residents reportedly have objected to the project on the grounds that the space is not large enough for the construction proposed. Proponents of the construction claim that the buildings involved will cover little more than a sixth of the land area. Earlier objections to rezoning for a "restricted business district" reportedly were answered by a Zoning Commission recommendation that the ordinance limit the business to apartments.

The council procedure resolution, passed by a 5 to 4 vote of the council during the May meeting, provides that a councilman is permitted five minutes for discussion, and a representative of any interested group is allowed three minutes to discuss items on the agenda with the approval of the Council President. The discussion period would be during the first 30 minutes of council meeting.

Concern Over Veto

A statement from Housewives Effort for Local Progress voiced concern about the Mayor's recent veto of the rules change resolution, and questioned

whether his veto power applies to council procedures.

Tucker's veto message indicated that he feels "members of the council are elected to represent the best interests of citizens in respective districts. This, I believe, could best be served under present rules of council."

Councilman Frank McGlone challenged the mayor's veto on the grounds that dissatisfied groups "would have to speak through a representative, instead of individually, on a given problem, and the council can stop discussion if it gets out of hand."

McGlone said as the council rules now are citizens are discouraged from taking part in city government and even from attending council meetings.

Study Resolutions

Other matters coming before the council include, a "Declaration of Policy Resolution for a Program of Community Improvement," and two ordinances dealing with removal of stop signal lights on Harding Avenue and calling for installation of stop signs at other locations about the city.

Resolution No. 15, introduced by Leonard Kirchner, asks that \$18,500 be transferred from "services contractual" account No. 261 for an off-street parking and traffic survey.

Another matter which may come before council may be an enabling ordinance to approve the transfer of land at Paul Cox Field to the Vigo County School Corporation for construction of a new south side high school in exchange for the present Wiley High School property.

The Wiley property may be used by the city for an off-street parking facility upon completion of the transaction.

City Planning Welcome for Tajimi Group

By MARIAN PERRY

Terre Haute will take on an Oriental look this weekend as the city prepares for the visit of citizens from its sister city, Tajimi, Japan, and other Japanese dignitaries.

American and Japanese flags will be displayed along the streets and many businesses will feature Japanese merchandise in window displays.

The guests will include Tajimi's former mayor Shigetaka Aoki, the ambassador to the United States, the president of the Tajimi Chamber of Commerce, a vice president of a college at Tajimi, the Japanese consul general in Chicago and representatives from the U. S. State Department.

A civic group making arrangements for the three-day event met Tuesday to tie together details of the various functions that will take place.

Big Parade Monday

Mayor Ralph Tucker who visited Tajimi in 1962 and who is heading up the planning detail said Tuesday he expects the parade Monday evening to draw one of the biggest crowds

in the city's history. He urged residents to turn out to welcome the Japanese visitors.

The parade, in charge of the Terre Haute Jaycees, will form at 7:30 o'clock and will move at 8 o'clock from Second and Wabash Ave. east. Every type of organization in the city will be represented in the lineup, including military and veteran units, horsemen, school bands, Zorah Shrine uniformed units, service clubs and many others. Organizations which have not been contacted and would like to participate are asked to call Lowell Pals, Jaycee chairman, Fred Schwartz or the mayor's office.

Unusual attraction of the evening will be six floats which appeared in the "500" Festival parade at Indianapolis before the "500" Memorial Day race. Between 30 and 40 Indiana State coeds as well as the local Miss Universe candidate will ride on the jeep-drawn floats.

Welcome at Airport

The public also is invited to meet the group arriving at Hulman Field Sunday and to attend the civic luncheon Tuesday at the Terre Haute House. Reservations for this affair should be made as soon as possible with the hotel or with the Terre Haute Chamber of Commerce which is assisting with plans for the visitors.

The group from Japan will arrive in Chicago Friday and will see places of interest in that city. A delegation from here will join them Saturday and they will fly here Sunday, arriving at Hulman at 1 o'clock in the afternoon.

Planes from the Indiana Air National Guard base will stage a flyover of the field at 1:10.

A large delegation from the city will meet the visitors and the entire group will leave immediately in a cavalcade for the city. They will stop briefly at the Terre Haute House, then proceed to the Vigo County Fairgrounds to attend the sprint car races which start at 2 o'clock.

Another group of visitors at the races will include Mayor John Barton of Indianapolis and members of the "500" Festival committee who will be guests of Speedway owner Tony Hulman for the afternoon.

Guests of Rotary

Monday's schedule for the visitors begins at 8 o'clock in the morning when they will be guests of the Rotary Club board of directors for breakfast.

At 10 o'clock they will go to Brazil for a tour of the facilities of Arketex Inc., a ceramics industry of particular interest to the Japanese since that is the major industry of Tajimi. Arketex officials and the mayor of Brazil will entertain the group for luncheon.

Six other local industries will get a visit from the Japanese group. They are scheduled to tour Columbia Records at 3 o'clock and Anaconda Aluminum at 4 o'clock Monday. On Tuesday arrangements have been made for them to see Chesty Foods at 2 o'clock, Davis Gardens at 2:45 o'clock, Chas. Pfizer and Co. at 3:15 o'clock

and Commercial Solvents Corporation at 4:15 o'clock.

Leading off Tuesday's events will be a 10:30 o'clock convocation in Tirey Memorial Union at Indiana State College. This also is open to the public. The program will include an address by the visiting Japanese college official.

The noon luncheon at the Terre Haute House is being held in conjunction with the regular weekly meeting of Rotary Club since several of the Tajimi people are Rotarians. HELP is decorating the tables for the affair and to provide a true Hoosier theme is using covered bridges as the feature item.

6-14-64

S City Outlines Master Zoning, Traffic Plan

During a one and one-half hour meeting Thursday afternoon at City Hall, a 20-year development plan was outlined to the City Planning and Zoning Commission.

According to Ray Harris, whose staff worked out the plan, it took three years to develop.

Harris said that if the plan is adopted it will insure a property owner in a residential zone that a dump could not be placed next door.

John H. Beasley, commission attorney, said he would prepare a legal advertisement for a public meeting on the plan. The meeting will be conducted at the commission's March meeting.

Council Vote Needed

The plan must be approved by the City Council.

Lee Robert Mann, city planner and member of Harris's staff, outlined details of zoning and a proposed master traffic plan.

Mann explained concepts of residential, business and recreational planning. The plan outlined includes sites for parks, fire stations, heavy and light industry and homes.

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New and proposed schools and new fire houses, it was pointed out, were and will be located according to the plan. Mann explained that the plan had to be made according to existing circumstances.

"This plan," Harris said, "if adopted will provide every present and potential property owner with a guide to determine existing and planned conditions for any given area."

"Copies of the plan will be distributed to every business and public place for public reference," Harris said.

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Area Planning; How It Works

By CLIFF LINEDECKER

Although the Area Plan Commission would be responsible for creation of a comprehensive projected development program for Terre Haute and Vigo County if it were activated here, administration and enforcement of the controversial zoning ordinance would be up to a board not yet appointed.

Act No. 230 of the Indiana General Assembly, which authorizes Area planning, also stipulates that much of the work involving the new program must be carried out by a Board of Zoning Appeals.

After adoption of a master development plan by the commission, the law calls for adoption of a zoning ordinance governing land use and appointment of a Board of Zoning Appeals.

Based on the present composition of the current though inactive Area Plan Commission, the zoning group would be composed of seven members.

It would include two members selected from the Area Plan Commission from its own body with one to represent the city and the other the county; three citizen members appointed by the Terre Haute mayor, and two citizen members appointed by the county commissioners. One of the county commissioners appointees would be trustee of a township outside

the city limits of Terre Haute.

One of the members selected by the Area Plan Commission would be designated to serve four years and the other three, or less if their terms on the parent body expired sooner.

The county commissioner appointees would hold office for separate three and two-year terms, and the city members would serve for three, two and one year each.

No one holding elective or appointive offices except on the Area Plan Commission may be appointed to the board of zoning appeals. Members may be reappointed.

There are no provisions for salary or travel expenses for the board, although the County Council would be required to appropriate sufficient sums to employ a secretary and finance operation of the department.

Chairmen and vice chairmen would be elected annually at the first meeting of each year. Vacancies occurring because of death or resignation would be filled by the original appointive authority.

In many counties where zoning boards are already functioning a full time building inspector is appointed, and also designated to serve as secretary to keep minutes of meetings and maintain correspondence.

All meetings are open to the public, and the law prohibits any official action being taken in private sessions. Minutes and board records are also open for public inspection.

Duties of the board would

Planning Is Vital Factor in Growth

By CLIFF LINEDECKER

City planning and implementation of a master program for development in Terre Haute will exert a powerful influence on the growth of all of Vigo County, regardless of whether the two governmental units join in forming and activating an Area Plan Commission.

With nearly 70 per cent of the Vigo county population within its city limits, a quarter of the land area, and an even larger percentage of the factories and jobs, Terre Haute is the natural hub of commercial, social and industrial activity.

Since its inception in 1811 as a central Wabash Valley military outpost, Terre Haute's economy has been tied successively to trade, food and milling functions, mining, rail transportation, and finally to industry.

The rapid development of the former small river town and trading post of 4,000 in 1850 to the Wabash Valley industrial center of 71,851 it is today saw formation of haphazard and often unplanned growth patterns. Much of the planning that did occur was not geared to present day needs.

Realizing this, Terre Haute began to consider planning and in 1924 became one of the planning pioneers in Indiana when it adopted a city zoning ordinance to control undesirable development and protect existing properties.

First Plan Outdated

However, the zoning ordinance has been outdated because it did not provide for a complete and comprehensive future development. As a result the community was left with an adverse mixture of land uses and extensive rundown areas.

Recent trends in industrial and commercial location, which now are also beginning to spill over into the rural areas, have tended to intensify urban problems and increase the urgency of a sound development plan for the community.

With these problems in mind municipal leaders in 1959 hired what is generally recognized as one of the foremost firms in the nation in its field, when it contracted with the City Planning Associates Co., of Mishawaka, to prepare a long range development program for Terre Haute.

The firm, headed by T. Brooks Brademas, after extensive studies and surveys compiled a two part development plan for the community including areas immediately adjacent to the city. It was devised to handle Terre Haute planning needs for 20 years to 1980.

Plan Covers Wide Area

The nearly 400 page plan is complete with maps and graphs and shows social, economic, geographical and historical data, which it correlates and utilizes in projecting anticipated growth patterns and needs for the Terre Haute area.

It also includes statistics recommending means of financing various public projects suggested by the professional planners.

Tables compiled by the firm show Terre Haute has nearly doubled in population from 1900 when there were 36,673 residents to 1960 when the last federal census showed a population of 71,851.

Planning

Continued From Page 1

school and a park. There will be some commercial zoning within the area that relates to the needs of the specific neighborhood.

Questions from the audience in regards to the plan brought forth additional information concerning the need for revision of railroad traffic in the city. Mann stated that although there was no provision of relief from the railroads in regard to the building of overpasses and underpasses to hasten traffic flow, the City Engineering Department is presently making a study that will be presented to representatives of the major railroads to reduce traffic tie-ups.

+ + +

The proposal, Mann said, would make it necessary for only four or five passes to be built. Through combining present rail facilities, the railroads could hasten the flow of traffic at most points and passes could be built at major crossings.

Ray Harris, city engineer, said that although copies of the master plan were not now available in enough quantities for release to the general public, he welcomed any interested person to visit the engineering offices, located on the second floor of City Hall, to view the master copy of the plan.

He said that someone in the office would be assigned to explain portions of the plan to those interested. The offices are open 8 a.m. to 4 p.m. Monday through Friday.

Members of the commission include Carl Bauermeister Sr., president; John H. Beasley, secretary; Ted Moore, Harris, and Raymond Thomas, city controller.

Poor Housing Brought About Redevelopment

By CLIFF LINEDECKER

Much of the local interest in Area Planning was generated after Terre Haute undertook a program of municipal improvement here utilizing federal urban renewal as authorized in Indiana by a Redevelopment of Cities and Towns Act of the 1953 state legislature.

Aware that an estimated 25 per cent of Terre Haute housing had been designated in surveys as substandard, and facing other problems caused by lack of proper public facilities and utilities in various areas of the city, officials here organized a department of redevelopment in 1959.

Eighteen areas in Terre Haute were found to be in need of some form of urban renewal, a mixed residential-industrial district in the southwest portion of the city was designated as the site of the first redevelopment project.

The central business district was scheduled for improvement next. Other areas are to be added later according to a long range plan developed jointly by city officials and by City Planning Associates of Mishawaka.

Near Completion

The \$3 million South West redevelopment project was started in 1960 and is presently nearing completion as most substandard properties have been rehabilitated or cleared, and many public utilities have been improved with paving of several streets, and laying of sidewalk in some areas.

Renewal officials are now re-

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Poor Housing Brought About Redevelopment

Continued From Page One.

selling properties acquired while carrying out the improvement program, for development with new housing or business structures that meet acceptable standards of public health, safety and general welfare.

The department acquired more than 350 buildings and in excess of 200 parcels of land for clearance in the area.

Financing of the project is on a 2-1 matching funds basis with the federal government. According to this formula the federal government provides \$2 in cash for every \$1 provided by the city in either cash or in non-cash credits for money spent by local governmental units for improvements benefiting the area.

Terre Haute's share of the costs were provided with \$580,000 in non-cash credits from construction of the Crawford Elementary school; \$185,000 in non cash credits for an addition to the Sarah Scott Junior High school; reconstruction of Third St., and a share of the costs for 300 public housing units. The city was not required to make any cash outlay for its share.

The area is bounded by Poplar St., on the North; 5th St., on the east; Hulman St., on the south; and by 1st St., on the west, north to about Wilson St., and then west across the Washash river and north to Poplar St.

Major expenditures have been for purchase of property and demolition of substandard dwellings as renewal officials sought to eliminate poor housing, which has traditionally been the breeding grounds for high crime rates, juvenile delinquency and disease.

Meanwhile other city officials have co-operated by promising enforcement of building codes to prevent recurrence of blighted conditions in the same areas and elsewhere in Terre Haute.

Public housing programs, under direction of a separate authority, were initiated to accommodate persons displaced through urban renewal and others of low income in need of safe and sanitary living spaces.

Administration of urban renewal programs is the responsibility of a board of trustees and, a board of commissioners of the department of redevelopment.



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JOB'S DAUGHTERS

Bethel No. 79 of the William Penn Masonic Temple will hold its regular meeting Saturday afternoon at 2 o'clock, preceded by a council meeting at 1 o'clock.

Initiation will be held for the following candidates: Diana Alder, Jo Ann Hartler, Carolyn Ross, Sandra Smithhart and Diana Wicks.

A reception will be held after the meeting in honor of these new members.

ment.

Trustees, appointed by the mayor, are headed by President, Leonard B. Marshall. Other members are, Louis S. Phipps, vice president; Raymond J. Kearns, secretary; Elwood Divine and E. P. Thiemann.

Commissioners, who are appointed by the trustees and make most policy decisions include: Wayne M. Weber, president; R. Powell Mead, vice president; Ashley C. Sinnett, secretary; Gilbert M. Bosworth and George O. Wlemuth.

Only during two decades between 1920 and 1940 when closing of eight of the city's 15 Pennsylvania railroad repair shops, a slow down in coal mining, and enforcement of the Volstead Act which caused an abrupt shut down of distilleries and breweries here with crippling of the largely complementary glass works, occurred, did the population drop.

Hard economic Blow

Hit by the series of economic blows, thousands of workers lost their jobs here and population declined from 66,083 in 1920 to 62,693 in 1940.

The tables show that population here is on the uptrend again now however, and Terre Haute now ranks as the seventh largest city in Indiana. The only larger Hoosier cities are Indianapolis, Gary, Fort Wayne, South Bend, Evansville and Hammond.

Vigo County suffered a similar population decrease from 1920 to 1940 dropping from 100,212 to 98,861 in 1930 and then levelling to 99,709. It is presently undergoing an in-

crease corresponding with the hike in Terre Haute's population, and the 1960 census showed 107,654 persons residing in Vigo County.

Vigo County's percentage of the total Indiana population, like that of Terre Haute, has fallen however from 3.4 in 1920 to 2.3 in 1960.

Groups Seek Revitalized Business Area

Continued From Page One.

and demolition of substandard properties, and improvement of public utilities in the area, the previous city council has already given department of redevelopment officials the go-ahead to carry out planning work.

Arrange Financing

The project, like that in the Southwest Renewal Area is to be financed on a 2-1 matching funds basis, with the federal government providing \$2 cash for every \$1 spent on improvements in the district by local government agencies.

Thus, because of extensive land purchase and construction of new buildings by Indiana State College, which is included in the renewal area, Terre Haute will not be required to provide any cash to carry out the Central Business District improvements. Terre Haute's entire share can be provided in non cash credits from expenditures for the college improvement.

Both recent land purchase and construction, and planned property acquisition and construction within the next few years when the renewal program is expected to be in progress, can be applied toward the non-cash credits.

The city's non-cash share of the total estimated cost has been set at about \$1,500,000.

Total costs are expected to include \$500,000 expenditure, studies have shown, for demolition of substandard structures, rehabilitation of streets and sidewalks, engineering, planning and administration.

List Boundaries

Present boundaries of the renewal area, which are subject to alterations, are roughly Third St., on the west, Tippecanoe St., on the north, Tenth and a Half St., on the East; Poplar St., west to about Ninth St., along Ninth St., to the ISC boundaries and to approximately Third St., on the south.

Major recommendations for the area include development of the Civic Center already being planned by ISC on property it has purchased adjacent to City Hall extending southwesterly and covering about four existing city blocks; erection of a new bus terminal (to be privately financed), in a portion of the city block bounded by Second, Third, and Cherry Sts., and Wabash Ave. creation of more off-street parking facilities; and demolition or rehabilitation of deteriorated residential and commercial buildings.

Only the land clearance project, and a portion of the costs

for developing off-street parking facilities, would require expenditure of the federal renewal funds.

Cost of developing the proposed 1,024 additional off-street parking spaces has been estimated at \$1,664,000 or \$1,625 for each space.

City officials have already run into problems concerning the new facilities, and presently are seeking means of financing a \$20,000 traffic flow and off-street parking survey.

Previous plans to finance the survey with money borrowed from parking meter funds were blocked by the State Board of Accounts when it ruled the cash would have to be repaid by Dec. 31. City officials were unable to give any assurance bonds could be sold and the debt repaid by that time.

Mayor Tucker said at a recent press conference that he expects the city council to pass an ordinance to permit borrowing the parking meter funds, after transferring the money from previously budgeted accounts. "This should meet our problem," he remarked.

The City Planning Associates firm of Mishawaka, which devised the Central Business District plan has suggested that the Chamber of Commerce, store owners, and tenants of the downtown retail buildings should also purchase at least one third of the bonds for financing construction of the spaces.

Eventually repayment of the bonds would be made from meter revenue on the new lots.

Plan Would Eliminate Many R.R. Crossings

By CLIFF LINEDECKER

It is doubtful if there is a motorist in Terre Haute who at some time or other hasn't found himself stopped with his engine idling at a railroad grade crossing while a solid line of box cars stretched out before him.

Planners with the City Engineering Department after several months of study are devising a plan for consolidation of the maze of railroad lines criss-crossing Terre Haute, into a single route through the center of the city.

Consolidation of the lines and channelizing of train traffic along one primary route through the city will eliminate more than 40 "major points of

train and auto conflict and greatly reduce the number of grade crossings that are presently maintained," the study shows.

Furthermore, according to City Planner Lee Robert Mann, not only will motorists benefit, but the railroads will be helped through reduction of conflicts where trains meet at rail intersections. Operation and maintenance costs for the railroads should also be greatly reduced, he said.

Of primary interest to the motorist would be what the studies cite as the possibility of reducing the number of existing rail crossings with 25 major streets to 17, and 69 crossings of secondary streets to 42 within the city.

Crossing on the proposed "belt course" being planned for faster movement of highway traffic around the city and relieving of "in-city" congestion, could also be reduced from 12 to three the studies show.

Overpasses Feasible

Reduction of the points of conflict would mean, he city planners stated, that it would be economically feasible to construct overpasses at the three remaining locations instead of using regular grade crossings. He estimated the overpasses could be constructed for about \$750,000 each, including acquisition of right-of-way.

Mann recalled that Terre Haute owes much

of its growth and economic well being to the railroads and stressed that city officials are concerned with continuing the present friendly relationship and spirit of co-operation.

Railroads have been credited with accentuating the early lead that Terre Haute gained over other Wabash Valley settlements in the mid and late 1800's. The first east-west railroad from Terre Haute was completed to Indianapolis in 1852 and two years later a north-south railroad connected with Evansville, historical records show.

By 1871 Terre Haute had rail connection with Chicago and access to the Great Lakes and Eastern

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Rail Crossings Under Study

Continued From Page One.

markets as well as those which were already available in the Midwest and was evolving into one of the nation's foremost rail centers.

Four major lines now serve this area and run trackage through Terre Haute. They include the Pennsylvania; Chicago, Milwaukee, St. Paul & Pacific; Chicago & Eastern Illinois, and New York Central.

The railroads have combined in recent years with the several major highways and with the 638 acre Hulman Field (air transportation) to comprise one of the most potent inducements that the community possesses for attracting new industry to this area.

Cause of Situation

However studies have shown that lack of early planning and failure to prepare for the auto age in routing of rail traffic have resulted in the need for more than 100 grade crossings here. The crossings provide not only a nuisance for motorists but are also a financial drain on the railroads in heavy maintenance costs.

To ease these problems and reduce the number of crossings, the study calls for consolidation of train traffic routes and elimination of several miles of rails now within the city.

As the primary selling point for the railroads it is pointed out that 18 major conflicts where various tracks intersect and cause train delays, could be eliminated.

Other benefits would be elimination of conflicts with street and highway traffic; several towers and some watchmen; numerous "frogs" or switching turnouts which require substantial maintenance; some railroad bridges over creeks and rivers; and consolidation of rail yards here.

It has been noted that elimination of grade crossings would also lessen chances of car-train collisions and pedestrian injury, and thus the possibility of liability and damage suits.

One of the major points of rail conflict is at the north approach to the city, according to the study, where the Milwaukee Road and the C & E I meet in the vicinity of N. 25th St. This causes frequent congestion along Lafayette Ave., which is steadily increasing in importance and promises to continue stepping up its role in traffic movement with the approaching development of a new shopping center in the area.

The study calls for removal of an interconnecting line between the two sets of tracks near 25th St., and of a portion of the C & E I line roughly between Haythorn Ave., and Buckeye or Ash St., where it would join the NYC.

The C&EI and the Milwaukee Road would then be routed into the central city area on rail of other existing lines or on new parallel lines. This it is pointed out, would also permit removing from service of a substantial portion of the Milwaukee Road belt course trackage winding through the East side.

Years ago when the Milwaukee Road was first constructed here it was laid out as a "belt course" to go around the Eastern corporate limits. Pushed by expanding population and industry, Terre Haute soon grew around the railroad belt course, however, and the Milwaukee Road now cuts through industrial and residential areas along the Eastern portion of the city.

Common Route

The studies call for the Milwaukee Road, NYC, and C & E I to meet near Fort Harrison Road to begin their common route through Terre Haute, picking up the Pennsylvania and a few blocks later. The route already has double tracks and new adjacent tracks could be installed if necessary, the studies show.

Major conflicts in the industrialized South East side occur just South of Margaret Ave., near the New Interstate Route 70 where the C&EI, Milwaukee Road, and the New York Central meet.

It is suggested that the existing westbound NYC lines in that area be abandoned with rail traffic rerouted along a set of new rails parallel with the existing Pennsylvania tracks.

It was stressed that the small amount of new trackage necessary in the plan is far less than the amount that could be retired from regular service.

Planners stressed that the study provides for continued service of the city's industries by rail. In many instances, it was explained, what are now main routes through the city would become spur lines. These would be used only to get to and from industries and warehouses. Motorists would no longer be tied up for long periods by prolonged switching operations or by trains waiting for rail intersections to be cleared.

The study is flexible and provides for changes to suit the financial capabilities of the railroads and city. It was emphasized that the studies are still in the preliminary stages and that they are dependent to a large degree on voluntary co-operation of the railroads.

"Certainly the city would plan to pay its own way," Mann said, "and is not expecting to come up with something that will cost the railroads a lot of money."

"We have something which we think can be mutually beneficial in expediting traffic flow in the city and improving service to local railroad customers," he stated.

The planner said studies are

continuing, with accumulation of more data on trackage, bridges, crossings, costs and other information, underway.

When more complete information is compiled it is to be presented to the railroads for consideration.

Favor Budget For Traffic Planning Body

Continued From Page One.

tee, the county commissioners and county council. All have indicated they would give favorable consideration to "a realistic budget proposal."

City Engineer Raymond Harris, chairman of the technical committee, said that efforts will be made to submit the budget to the other governmental bodies "within a few days."

Approval of the budget, according to County Commissioner Harry P. Brentlinger, Jr., would permit the committee to organize a traffic planning staff to operate in conjunction with the county highway department.

Legislation passed by the Indiana General Assembly in 1963, he said, provides \$5,000 in state funds to apply toward the salary of a county traffic engineer. According to the proposal now favored and advanced at the meeting, the engineer would be hired to head the department and oversee traffic planning.

The budget provides for hiring the engineer at an annual salary of \$9,000, a deputy, transportation and planning engineer for \$6,000; a full time draftsman for \$5,000; two part time field men for \$4,000; two part time draftsmen and field men for \$4,000; a secretary and file clerk for \$4,500; a file clerk for \$3,500; \$2,000 for part time professional consultant engineering services; \$1,000 for office and field equipment; and \$1,000 for mileage and transportation.

Officials stressed they hope to organize the traffic planning operation prior to the end of this year, to show "good faith" and demonstrate intent to comply with requirements of the Federal Bureau of Public Roads.

The U. S. bureau and the state highway department, have threatened to cut off fund assistance and to discontinue scheduling road improvement projects in this area unless the traffic planning department is operating by next July 1.

Brentlinger explained that funds for the budget will be taken from the county's share of Indiana gasoline tax draws, with the exception of the \$5,000 in state money applied to the planning engineer's salary.

Thus, he pointed out, there will be no local change immediately reflected in the tax

Members of the Planning and Zoning Commission of the City of Terre Haute, meeting Monday afternoon, approved a rezoning petition submitted by prospective builders of a proposed hotel between Maple Ave. and Linden St. on the west side of U.S. Highway 41 and "tabled indefinitely" another said to have been submitted for the purpose of apartment construction at 29th and Park Sts.

The hotel petition, submitted by Builders Realty & Mortgage Co., Inc., of Evansville, stated that the firm plans to construct a \$1,200,000 establishment on the vacant land fronting No. 3rd St. if rezoning of needed property under lease is accomplished. The frontage is said already to be

zoned for business, but additional land to the west now zoned for dwellings is required.

Plan 79 Units

With tentative completion scheduled for the Fall, the hotel plans call for 79 units, a lobby, restaurant, swimming pool, coffee shop and 142 parking spaces. An additional 38 units reportedly are scheduled for construction next Spring, if the project is approved.

To be named the Ramada Inn, the project is to be similar to several other inns already constructed in Indiana that bear the same name.

The other rezoning petition, to permit the Frank Johnson Development Company to build an eight-unit apartment at Twenty-ninth and Park Streets, was "tabled indefinitely." A petition to prevent the rezoning was submitted by persons residing in the area.

According to Mrs. Robert Johnson, 2700 Park St., a spokesman for the group, about 124 immediate neighbors in the

area signed a petition to prevent the rezoning. It was submitted to the board. Mrs. Johnson said the increase in traffic would cause a hazard to children walking to school due to the lack of sidewalks in the locality.

Warn City Zoning Governs Location Of Mobile Homes

City officials said Thursday that occupants of mobile homes located in areas other than provided for in the city's zoning code have received notices in recent weeks warning them of legal action which can be taken if they do not move to properly zoned areas.

Mobile homes are allowed only in areas zoned for agricultural uses, except in instances where special use permits have been granted. Zoning maps show that agricultural areas generally follow the city limit lines, although a few tracts near the center are also so designated.

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A measure approved by the City Council Wednesday night classifies land about six blocks from the downtown district as an agricultural area. The property is located at 604, 608 and 610 N. Center St.

Other uses for land classified as agricultural include operation of motels, mining, testing or producing of oil and gas, storage of farm products and construction of protective buildings for livestock, and farming operations, of course.

Building Inspector Harry O. Forbes said the cards sent to occupants of trailers have a portion which is detachable and which is to be mailed back to his office when the offender indicates he plans to comply with the zoning code. An estimated 600 to 700 mobile homes are believed to be improperly located.

+ + +

Penalties for violation of the zoning code range up to \$300 in fines and imprisonment for up to six months, or both, but no legal action has yet been filed in the courts, according to City Attorney Frank Crawford.

Crawford stated that City Planner Lee Robert Mann is working with the building inspector on the mobile home problem and will refer cases to him which require legal action.

The drive was reportedly initiated because of the increasing frequency of mobile homes being located in residentially zoned areas. City officials have declined to comment on response to the relocation drive effort.

Charges Over Sale of Urban Area Denied

Continued From Page One.

Chicago Regional Office of the Housing and Home Finance Agency.

Plan Office Building

Contemporary Development spokesmen explained they plan to construct a \$300,000 to \$350,000 professional office building on the land formerly occupied by the Crawford School. The doctors wish to build a clinic there.

The Medical Arts group in its suit claims they had been led by Gorland to believe there would be no other bidders and thus submitted a bid equal only to the minimum sale price as established by renewal officials.

They were subsequently refused permission by the commission, it is claimed, to submit a new proposal or to forward information concerning the controversy to the regional HHFA office.

The corporation is composed of doctors, Norman M. Silverman, president; H. M. S. Bristol, vice president; Paul Siebenmorgen, secretary; George E. McAleese, treasurer; H. G. Edwards, John E. Freed, Wilbert McIntosh, William L. Strecker and R. E. Llewellyn. Banker Thomas Finnerty and Realtor Carl N. Miller Jr., are also associated in the doctors in the venture.

Specifically charged in the suit are that Gorland, the redevelopment commission and each individual commissioner and the development corporation. The suit claims that all defendants with the exception of the Contemporary Development, Inc., were guilty of actions contrary to the interest of the people and taxpayers of Terre Haute.

Cites Major Points

In refuting the charges, Gorland cited three major points: 1 — Bid documents clearly spelled out that \$56,100 was the minimum sale price; 2 — At no time was anyone involved in the bidding, he claims, ever advised that they should not submit a bid of more than the minimum price; 3 — Bid forms carrying complete information related to the manner of bidding were filled out and filed with the commission by the Medical Arts, Inc.

Gorland recalled that the property first was advertised for sale in January. When no bids were received, he said,

Charges Over Sale of Urban Area Denied

By CLIFF LINEDECKER
Charges by a group of Terre



CONSIDER \$8 MILLION PROJECT — Members of the Coordinated Traffic Planning Committee Tuesday morning looked over a plan for an \$8 million urban renewal project and proposal for rerouting a portion of U. S. 40 here, before giving it their stamp of approval. Present at the session were, seated: Roy W. Webb, deputy county surveyor; Raymond Harris, committee chairman and city engineer, and Lee Robert Mann, Terre Haute city planner. Standing, left to right, are: Emmanuel Gorland, executive secretary of the department of redevelopment; Paul Finfer, an architect and urban planner with the City Planning Associates firm; W. O. Ekblad, of the U. S. Bureau of Public Roads, and H. P. Wood, state highway department district engineer. Photo by Ken Martin.

Highway Chief Stresses Need Of Planning

A Wednesday night speech in Connersville by David Cohen, chairman of the state highway commission, was of special interest here as he stressed the importance of co-ordinated Transportation Planning Committees in obtaining fund aid for carrying out street and road improvement projects.

Speaking at an Indiana Highway Week meeting, Cohen told his listeners that the state will assist communities which want to help plan highways at the local level.

However, the commission will listen "more sympathetically," he said, to planning committees which have community consensus behind them than to other groups.

"Fragmented pressure groups cannot have the best answers for their communities until they truly represent the community," he declared.

The chairman indicated that communities can best be represented on road improvement issues by co-ordinated transportation planning groups.

Group Active Here

A local two-part traffic planning committee is active here

Continued On Page 6, Col. 2.

Giant New Civic Center Outlined

Plans for a 100-acre, \$8 million Civic Center Complex urban renewal program along the west end of Wabash Ave., were unveiled at a 10 a.m., meeting here Tuesday of the Coordinated Transportation Planning Committee.

Emmanuel Gorland, executive secretary of the department of urban redevelopment, and Paul Finfer, an urban designer with City Planning Associates, Inc., of Mishawaka, explained the program which they say can be undertaken at no local tax cost.

Major features of the program are planned development of the Civic Center Complex to include the present Vigo county courthouse Municipal building, a newly constructed federal post office building along the north side of the 200 block of Wabash Ave., and rerouting of a portion of U. S. Road 40.

The committee passed a resolution tentatively approving proposed vacation of U. S. Road 40 (Wabash Ave.) between First and Third Sts. and rerouting of traffic one way west along Cherry St., and one way east along Ohio St. Second St. between Cherry and Ohio St., would also be vacated.

The program, which already has the go-ahead from the urban redevelopment commission, still requires approval from the city council and plan commission before it can be undertaken. State and federal highway authorities must also approve the traffic rerouting proposal before the rede-

Area Gets New Warning About Road Planning

Continued From Page One.

Haute area appeared to be taking necessary steps to qualify for the fund assistance.

"Terre Haute was just late in getting started," Cohen remarked.

In other area road improvement developments bids were taken by the State Highway Commission Tuesday for construction of several bridges, road paving and traffic signal installation.

A contract for construction of a 21-span bridge over the Wabash River on Interstate 70 at the southwest edge of Terre Haute was awarded to the Peter Kiewit Sons Co., Louisville, Ky., which submitted a low bid of \$2,945,457.49.

The Bituminous Materials Co., 444 S. 6th St., was awarded a \$116,893.50 contract to repave 5.5 miles of State Road 42 from State Road 342 east to 1.96 miles east of the Clay County line, and State Road 342 south from State Road 42 for a half mile.

Company officials said Wednesday morning they expect to begin the repaving project in early August.

The Pass Electric Co., Greenwood, was awarded a \$10,225 contract to modernize and install traffic signals along U. S. Road 41 along the area of the highway currently undergoing improvement here.

Bridge Bids too High

Contracts for repairs to the U. S. Road 40 bridge over the Wabash River and also to the Pennsylvania Railroad overpass along U. S. Road 40 3.2 miles east of here are to be readvertised. No bids were received below engineers' estimates.

On the local level, County Auditor A. Leroy Lewzader announced Tuesday that sealed bids for construction of a bridge over Lost Creek on Fort Harrison Road will be taken at his office until 10 a.m., August 17. Plans and specifications may be obtained at his office or that of County Surveyer Claude Reese.

Reese pointed out that the bridge is the first one planned here in connection with the proposed highway belt course to skirt the city.

The bridge is to be completed

Highway Chief Stresses Need Of Planning

Continued From Page One.

and only last week the administrative group was slated for enlargement by three members. The appointees, who have not yet officially accepted, are Circuit Judge H. Ralph Johnston, County Auditor A. Leroy Lewzader, and City Councilman Myron J. Busby.

U. S. and state officials have required activation of co-ordinated traffic planning in urbanized communities such as Terre Haute and Vigo county in compliance with a 1962 federal highway act to prevent duplication of studies and services.

This area was threatened for a time with loss of federal and state fund assistance for road improvements after July 1, 1965, for non-compliance with the Act. Although a committee had been appointed, refusal of the county council to appropriate operating funds had blocked forming of a transportation planning staff and preparation of co-ordinated street and road improvement proposals.

Expect Budget Approval

It is presently believed, however, that the council will support transportation planning and approve a proposed \$32,000 operating budget for next year to permit the city and county to continue qualifying for state and federal fund assistance.

The council in June indicated by resolution its intent to co-operate with the city in transportation planning.

According to Lee Robert Mann, Terre Haute city planner, limited traffic studies are already under way here by his department and by County Surveyor and Engineer Claude Reese.

The studies with other more detailed statistics to be collected after appointment of a traffic planning staff, Mann said, will be used eventually to assemble a detailed transportation plan for the city and county. The plan will be referred to by state and federal officials when considering road improvement projects in this area, he explained.

Mann said the next regular meeting of the Co-ordinated Transportation Committee's technical group is at 10 a.m., on Tuesday, August 11, in the city park board offices at the municipal building.

T.H. City Planning \$540,491 More Federal Funds for Urban Renewal

Appropriations for the Terre Haute Southwest Urban Renewal program have been increased to \$2,700,000 as a result of another federal grant for \$540,491 approved by the Housing and Home Finance Agency, United States Senators Birch E. Bayh Jr. and Vance Hartke have announced.

The hike in funds reportedly followed a request by local renewal officials to purchase several other properties and to change the proposed usage of about six blocks of land previously acquired.

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Executive Director Emanuel Gorland of the department of redevelopment said that part of the new funds are designated for the purchase of approximately 15 additional standard properties and for the financing of the buying of another 35 properties authorized for acquisition.

More money will be spent in the project area, Gorland added, as payment for site improvements in a sector of about six blocks that had been earmarked for purchase by the former Terre Haute School Corporation.

Originally, he revealed, the property was designated for a high school stadium, and the urban redevelopment commission classified the land for recreational purposes. When the Vigo County School Corporation was formed, however, plans for the stadium were abandoned. Now, Gorland pointed out, his agency must make new plans for the area.

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The program reportedly is financed on a matching funds basis, with the federal government spending \$2 for every \$1 the local government furnishes. So far local government units reportedly have spent \$5,200,000 for improvements in the area.

T.H. City Planning Traffic Planning Here By Fall

Barring unforeseen difficulties, Terre Haute and Vigo county should activate coordinated traffic planning here and employ a director to head the program by early or late Fall, according to Harry P. Brentlinger Jr., president of the board of county commissioners.

Brentlinger revealed Friday morning that he plans to appear before the county council at a special session next week and seek concurrence with a plan for hiring the director from funds already appropriated in the existing 1964 budget.

The council session is to begin at 10 a.m. Tuesday for consideration of \$41,582 in special appropriation requests from various county governmental departments.

Recalling that the council in 1963 approved a \$6,100 salary request to employ a full-time county traffic engineer, Brentlinger said he hopes to use these funds "to get our co-ordinated planning program underway this year."

He explained that the amount budgeted was not sufficient to attract a qualified engineer earlier this year. "But the money is still there and if we can draw from the appropriation to pay a higher salary than previously planned for the remainder of this year, we may be able to get an engineer," he remarked.

The director, Brentlinger stated, would be responsible for county highway planning as part of his duties in heading the coordinated traffic planning department. The commissioner said he is already investigating the possibility of obtaining all or a portion of \$5,000 annually set aside in state funds for each county having coordinated traffic planning directors, for help in paying salaries.

Although Terre Haute and Vigo county had no such director at the beginning of this year, it may be possible to get a portion of the full amount set aside, Brentlinger ventured.

The county commissioner said that he and Terre Haute City Planner Lee Robert Mann will meet next week and prepare letters of inquiry to potential directors.

Councilmen have indicated they will probably give approval to a proposed \$32,000 budget to finance operation of the co-ordinated planning department next year. County commissioners, who earlier voted unanimous approval of the fund, plan to include the request with their regular budget proposals for present action and council consideration in September.

Coordination Vital

Brentlinger has stressed however that it is imperative that Terre Haute and Vigo county organize the coordinated planning department yet this year to comply with the wishes of the federal Bureau of Public Roads and of the State Highway department.

The U. S. and state agencies have threatened a cut-off of fund aid for road building and improvement in the Vigo county area, by next July 1 if co-ordinated highway planning is not instituted here.

In other developments related to the program, a city and a county official have accepted recent appointments on the Co-ordinated Traffic Planning Administrative committee.

A. Leroy Lewzader, Vigo County auditor, said Friday that he has mailed acceptance of his appointment to Mann, who is committee secretary. Mann also revealed that he has received notice of acceptance by William Butts, Terre Haute city councilman. Circuit Judge H. Ralph Johnston, was also picked for the committee, but is currently on vacation and has not yet indicated if he will accept the appointment.

City Council President Myron Busby was originally designated for a position on the committee, but declined because of a previously existing heavy load of public responsibilities. The appointment was then offered to Butts, who is vice-president of the city council.

The co-ordinated planning committee is composed of two separate groups, one to function as an administrative body and

the other designated to carry out technical duties.

The technical committee is to meet in regular session in the city park board offices at 10 a.m. Tuesday.

Ask Court to Enjoin Sale Of Site by Urban Renewal

A suit that seeks to enjoin the Department of Redevelopment of Terre Haute from selling a parcel of real estate on South Third Street to Contemporary Development Inc. was filed Wednesday in Vigo Superior Court No. 2 by Medical Arts, Inc.

Medical Arts, Inc., contends that it was misled into submitting a bid for the real estate at the appraised value and then refused the right to submit another competitive bid.

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Emmanuel Gorland, executive director of the Department of Redevelopment, and its commissioners had acquired lots 1, 2, 3, and 4 in William L. Ewing's sub. After the property had been leveled and graded it was offered for sale at the appraised value of \$56,100, according to the complaint.

The plaintiff contends that after the defendants had received no bids prior to June 25, 1964, they had invited various realtors in the city to assist in the sale. Carl N. Miller, Jr., and Thomas Finnerty conferred with Gorland in his official capacity as executive director and he advised them that the corporation that they organized need only submit a bid for the appraised value when they were ready to proceed with the acquisition, according to the complaint.

The plaintiff alleges that shortly prior to June 25, 1964, at which time the plaintiff had been verbally advised by Gorland to submit its bid, it was discovered that Contemporary Development, Inc., had suddenly become interested in developing a professional building quite similar to that which had been planned and discussed with Gorland by the plaintiff.

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After submitting their bid at

the appraised value—\$56,100—the defendant, Contemporary Development, Inc., submitted a written bid for a similar type project later on the same day, the complaint says. This bid

was \$85,000, according to the complaint.

The plaintiff through its agents appeared before a meeting of the commission on July 14, 1964, and advised the commission of the manner in which the plaintiff was allegedly misled by Gorland and requested an opportunity to bid competi-

tively, against the defendant corporation, the complaint goes on.

The request was denied as well as a proposal that the plaintiff's request, together with all the factual background, be furnished to the Chicago office of the Department of Redevelopment, it is related.

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The Department of Redevelopment of the City of Terre Haute was by and through its

authorized agent, Gorland, as executive director, guilty of deceiving and deliberately misleading Medical Arts, Inc., for the purpose of inducing them to make an initial bid of not more than the appraised value the complaint charges.

The defendants, and all of them other than Contemporary Development, Inc., were guilty of actions which were contrary to the interest of the people and the taxpayers of the city.

Terre Haute, the complaint continued. The plaintiff is irreparably damaged if the defendants are permitted to convey the real estate to Contemporary Development, Inc., without permitting the plaintiff an opportunity to bid, it is said.

Those named defendants in the suit include: The City of Terre Haute, the Department of Redevelopment of the City of Terre Haute, Gorland, the

Terre Haute Redevelopment Commission, Gilbert M. Bosworth, Wayne M. Weber, the Rev. R. Powell Mead, George O. Wiemuth and Ashley C. Sinnett, as present members of the Terre Haute Redevelopment Commission, and also the firm of Contemporary Development, Inc.

The law firm of Dix, Dix, Patrick and Ratcliffe is counsel for Medical Arts, Inc.

Professional Office Center On Urban Site

Plans for construction of a \$300,000 to \$350,00 professional office building by the Capital Development, Inc., a subsidiary of the Contemporary Development, Inc., 945 Chestnut St., were revealed Wednesday night when the firm submitted a high bid of \$65,000 to the Redevelopment Commission for purchase of a tract of property in the Southwest Renewal area.

Approval of the bid, with a land purchase proposal of \$47,000 by Indiana State College for another tract of property in the area, was accepted by the commission pending final approval by the Chicago Regional Office of the federal Housing and Home Finance Agency.

The development firm outbid a group of local doctors who submitted a proposal of \$56,100 for the land at Park and Third Sts., at the former Crawford School site where they proposed to construct a clinic. Spokesmen for the doctors stated they had not been aware the property sales were by competitive bidding.

Begin Downtown Survey to Learn Parking Needs

An Evanston, Ill. firm which was awarded an \$18,500 contract to conduct a parking and traffic survey in the downtown Terre Haute business district has begun the first phase of the project.

A 60-block area will be covered by the survey which is being taken by Barton-Aschman Associates, Inc., professional engineering and planning consultants. The contract was awarded to the firm last week, according to city officials.

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Joseph J. Kim, a representative of the planning firm, arrived here this week to initiate the beginning phase — occupancy checks to determine peak demand times for off-street parking.

Hourly checks on utilization of existing parking spaces are being taken by several college youths and the information will be used to determine fluctuation in usage, Kim said.

Kim said he hopes to distribute stamped post card questionnaires on the windshield of every car parked in the downtown area by next Friday.

A number on each card will show the location of the parking space, but no means will be provided to identify the motorist. The planning consultant stressed that the cards have no connection with traffic or parking enforcement. The questions will reportedly seek information on the origin and purpose of downtown trips and the destination of area drivers.

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Volume counts will be taken at various intersections during the two and one-half week period when field work is being completed, Kim stated. A flow will be charted from these studies, it was said.

Recommendations for financ-

If you like just garlic in a salad empty salad bowl clove of the garlic mincing or crushing it to the veget-

Proposed Civic Center Project Here Explained

Plans for a Civic Center urban renewal program along the west end of Wabash Avenue were looked over by members of the Coordinated Transportation Planning Committee during a meeting at City Hall Tuesday morning.

The program was explained by Emmanuel Gorland, executive secretary of the city Department of Redevelopment, and Paul Finfer, an urban designer with City Planning Associates, Inc. of Mishawaka. They said that the program can be undertaken at no local tax cost.

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Included in the 100-acre Civic Center Complex, which would cost an estimated \$8 million, are large grassy areas, parks and walkways connecting the courthouse, city hall and a new federal post office which the Federal Government has indicated may be constructed in Terre Haute.

Closing of Wabash Avenue between First and Third streets would be involved and was given tentative approval by means of a resolution passed during the session. The two one-way streets, Ohio and Cherry, are planned to absorb the flow of traffic thereby decreasing the traffic congestion.

The program would require approval from the city council and city plan commission before it can be undertaken. Traffic rerouting must be approved by state and federal highway officials before the redevelopment department can continue.

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H. P. Wood, district engineer of the state highway department, and W. O. Ekblad, a representative of the U.S. Bureau of Public Roads, were both present at the meeting and indicated they believed the plan had merit and stands a good chance of gaining acceptance of their superiors.

Finfer explained that the plan was devised with twin purposes of upgrading the area and relieving a steadily increasing traffic congestion problem at the intersection of Third Street (U.S. Highway 41)

and Wabash Avenue (U.S. Highway 40).

Closing of a portion of the present route and designation of the two one-way streets should increase the number of vehicles which can turn from one highway onto the other at the new intersection and decrease through traffic in a portion of the downtown business district, Finfer said.

In the absence of such a program, he remarked, present turning problems and congestion at the existing intersection can be expected to worsen with impending opening of the new Interstate Road 70 here.

Gorland indicated that a definite interest has been shown in the site along Wabash Avenue for the new post office. The Department of Redevelopment would purchase the properties including the existing Indoils Hotel, two restaurants, a tavern and service station, according to the plan, and after clearing the land, resell it to the post office department. The new post office would occupy about 150,000 square feet of land.

"We hope to be able to begin acquiring property by early 1965," Gorland said. The total project would be financed on a matching funds basis with the federal government providing \$2 in cash for every \$1 provided by the city in fund credits, he explained.

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Matching fund credits computed by adding the money spent by local government agencies for public improvements benefiting renewal areas. Terre Haute's share in this case, Gorland pointed out, is provided completely with credits from an approximate \$2 million spent by Indiana State College in its expansion program.

Matching funds for the Civic Center would be about \$6 million, which would be about \$2 million short of the total estimated construction cost. The two million is expected to be received back from resale of properties acquired by the department.

In addition to the Civic Center complex and traffic rerouting other improvements including clearance of some substandard buildings, rehabilitation of salvageable structures and installation of necessary utilities would be part of the program.

The boundaries of the project take in most of the college and extend north and west of the state property and south to Poplar Street in some areas. Gorland remarked that he was doubtful that similar federal urban renewal programs could be carried out elsewhere in the downtown shopping areas. He said that it was only due to the college expansion program that matching funds were available for the Civic Center Complex project.

Councilmen Ask Inventory Of City-Owned Property

A resolution calling for an inventory to be taken of city-owned property, specifying that identification decals be placed upon them, passed the City Council by an 8-to-1 margin Thursday night near the close of a lengthy session.

Also approved by the council was a zone change near Nineteenth and Voorhees streets that will allow construction of an apartment project costing more than \$1 million.

A similar proposal to rezone land near Poplar Street and Fruitridge Avenue to allow apartment construction was tabled after a protesting group of residents of nearby Parkview Subdivision appeared at the meeting. A spokesman, Paul Jackson, presented a petition against the change.

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Unanimous approval was given to a resolution calling for an evaluation by the council of the Urban Renewal Development in the southwest area of the city, with specific reference to learning the effect the project had on persons and businesses that were dislocated.

A zoning ordinance to change classification of the Chauncey Rose Home property to unrestricted business was held out after Councilwoman Kathryn Myrtle requested more time. Area residents were present to voice opposition to the "unrestricted" portion of the ordinance.

Resolution No. 18, which amends the council rules and regulations to allow persons interested in matters before the council time for presenting their views, asked the Vigo County Clergy Association be contacted to appoint a chaplain for each council meeting. The resolution, which also requires reports from city department heads at council sessions, was

passed by a 5 to 4 vote. The resolution stipulated the city clerk shall not submit the proposal to the mayor for approval or disapproval.

Frank Crawford stated the law requires all council matters be submitted to the mayor.

Councilman Frank McGlone replied, however, the mayor does not have authority to approve or disapprove an internal council resolution any more than he has the right to pass on the council's action in electing a president.

Crawford said he believed McGlone was referring to an 1895 statute and the law to which he was alluding was a 1905 act. McGlone replied the Indiana law that applied in this instance was a 1911 ruling.

Resolution No. 12, the one dealing with the council's right to information concerning city departments, was adopted, 6 to 3. This calls for determination of the extent of the authority of the Board of Public Works and Safety to refuse sewage charge credits to users, in view of the projected profit margin in excess of \$20,000.

Also contained in Resolution No. 12 are questions as to the location of a property ledger of the Sewage Disposal Works; "If all automobiles owned by the SDW have decals on the sides . . ."; "How many automobiles the SDW owns?"; "If all automobiles are housed at the SDW each night? Are these municipal vehicles driven for personal use by employees?" If construction of the Sewage Disposal Works is completed in its entirety? The number of employees hired by the SDW? The duties of each of the employees, and the residence of these employees."

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Councilman William Butts said he was "holding out Resolution No. 9" at the Thursday night session. This resolution calls for Resolution No. 3 to be rescinded, and would do away with the \$3,000 salary increase Mayor Ralph Tucker is receiving for duties in connection with the Sewage Disposal Works, along with \$2,500 salaries for three other city officials.

Councilmen voted to strike from the record an ordinance asking a zone change on South Twenty-fifth Street. The request for zoning of a residence as restricted business to allow construction of additional parking facilities for Baesler's IGA was opposed by numerous area residents.

A traffic signal will be installed at the intersection of Fruitridge and Maple Avenues with passage of an ordinance submitted by Councilman William Jarvis. Several stop signs will be erected at various

Improvements In Renewal Area Advance

Continued From Page One.

project initiated here in 1960, the improvements are being financed at no local tax cost. The overall program is financed on a 2-1 matching funds basis with the federal government. According to the formula the federal government provides \$2 in cash for every \$1 provided by the city in either cash or matching funds credits for money spent locally on other improvements benefitting the area.

Use Matching Funds

Gorland explained that Terre Haute was able to provide its share of the program costs entirely with matching funds. The local share included \$580,000 in credits from construction of the new Crawford Elementary School; \$185,000 for an addition to the Sarah Scott Junior High School; \$225,000 for a share of the state's costs of reconstructing Third St. (U. S. Road 41) between Hulman and Poplar Sts. in the project area, and a share of the costs of 300 public housing units being erected in the area.

Work on site improvements is being phased for convenience, Jorritsma explained, as various streets are closed and new areas become available for construction.

Work in two areas, he said, has already been completed, the most recent about two weeks ago.

The first area completed involved an \$89,060 contract held by the Newlin-Johnson Development Co., 3000 Poplar St., in a district bounded roughly by

3rd and 5th and Hulman and Poplar Streets.

Jorritsma stated that 8,349 square yards of streets were resurfaced or reconstructed, 47,842 square feet of sidewalk, and 3,080 feet of curbing and gutter was installed in the area.

Finish Other Areas

An area bounded by Farrington and Cruft and 1st and 3rd Streets and including a portion of College Ave., between 3rd and 4th Streets was completed about two weeks ago by the Haley Bros. Construction Corp., 2031 13th St. Jorritsma recalled that the contract price was \$50,117.

Improvements included 14,000 square feet of new sidewalk, 26,490 lineal feet of new curb and gutter, and 6,000 square yards of street paving.

The third phase of the overall site improvement project, is presently under way in an area bounded by Cruft and Hulman and 1st and 3rd Streets, according to the renewal officials.

They said the Newlin-Johnson firm also holds a \$102,515 contract for improvements there which are to include 15,000 square yards of resurfaced or reconstructed streets, 35,000 square feet of new sidewalk, and 7,300 lineal feet of new curb with some gutter.

The final phase, which itself could eventually be carried out in two parts, is slated to go under construction next spring in an area bounded by Farrington and Poplar and 1st and 3rd Streets.

Jorritsma said plans call for applying 9,600 square yards of street resurfacing, 31,200 square feet of sidewalk, and 6,200 lineal feet of curb and gutter in the area. He estimated cost of the work in the fourth phase area at about \$90,000.

Work in the project area has involved closing of portions of several streets, according to Gorland.

He explained that closing of streets has benefitted the area

in several ways, and he stressed that action was taken only after it was determined that traffic flow would not be adversely affected.

Closing of the small feeder streets, he pointed out, was especially beneficial to Third St., (U. S. Road 41), as it reduced the number of unnecessary intersections. "It is highly undesirable for a major highway such as 41," he said, "to have too many intersecting smaller streets."

Additionally, he remarked, by closing some of the streets it was possible to create larger parcels of land in the renewal area. Larger land parcels permit desirable development such as the 100 public housing units for the elderly to be constructed on a 10 acre plot between 1st, 3rd, Cruft and Farrington Streets; and a housing project for married students at Indiana State College between Farrington and Crawford Streets.

Too Many Streets

Estimating that about 30 to 35 per cent of the city's area is currently in streets, Gorland claimed that "This is an economic waste of good land, and violates good planning principals."

The average city block, he said, should be about 600 to 800 feet long. In Terre Haute however the average block is about 300 feet long. He pointed out that as well as violating planning principals, "Property used for streets also returns no taxes to the local community."

Portions of several streets are being rebuilt and widened in the project area as well as being repaved, it was noted.

Jorritsma said 1,200 square yards of College Ave., between 3rd and 4th St., was widened from 30 to 36 feet and rebuilt; 2,400 square yards of Farrington St., between 1st and 3rd Sts., was rebuilt, and 2,400 square yards of Cruft St., between 1st and 3rd Sts., has already been completely resurfaced.

Similar improvements have been made to various other less important streets, he added.

An important part of the project, he recalled, is installation of several manholes, curbing inlets and catch basins with the result "that drainage in the area is being tremendously improved."

All construction, the officials stressed, has been co-ordinated with the state highway departments Third St. improvement project and has been in compliance with high engineering standards.

Redevelopment Land Sold To ISC and Red Cross

Indiana State College has acquired property located between First and Third Streets, bounded by Park and Farrington. This announcement was made at the Terre Haute Redevelopment Commission meeting Thursday evening.

Purchase price for the plot was \$47,000. The site will be used for a married students housing unit, and according to J. Kenneth Moulton, vice president and treasurer of ISC, bids for the work will be received Friday morning. It is contemplated construction will begin immediately.

The American Red Cross acquired property located at the southeast corner of Third and Crawford streets. The purchase price was \$3,000. A new building will be built on that site to house Red Cross activities.

Another purchase from the Redevelopment Commission was land located at the northeast corner of Third and Osborne. This was purchased by the Pentacostal House of Prayer, at a cost of \$450. It will be used for a parking lot.

Emanuel Gorland, commission director, also said a contract has been executed with Ellis E. Bonewitz and Ralph Sparks, co-operators of Travelodge Terre Haute motel, for purchase of property located on the northeast corner of Third and Oak streets. A parcel 87 feet by 141 feet will be used for the construction of a restaurant to be operated in conjunction with the motel. Purchase price was announced at \$6,500.

Improvements In Renewal Area Advance

By CLIFF LINEDECKER

More than \$331,000 is being spent in the \$3 million South West urban renewal project area for site improvements including miles of street paving, new sidewalk, and curb and gutter, officials pointed out Wednesday.

Emanuel Gorland, executive director of the department of redevelopment, and Herman Jorritsma, construction supervisor, noted that approximately 60 per cent of the work has already been completed.

Site improvements when completed by early summer next year will include 38,949 square yards of newly surfaced or completely reconstructed streets, 128,042 square feet of new sidewalk, and 20,294 lineal feet of curbing, some with gutters.

Boundaries of the total project area are roughly Poplar, 5th, Hulman, and 1st and Wilson Streets. A small portion of the project area extends west across the Wabash River.

As part of the urban renewal

Continued on Page 6, Col. 1.

Zoning Changes Before Council

Continued From Page One.

but have declined to identify the type of business planned for the choice commercial location.

Denied Request

Operators of Baesler's IGA Market, 1101 S. 25th St., also did not fare so well when their petition to rezone property occupied by a house next to the grocery so it could be used for a parking lot, was denied. They had asked rezoning from residential to restricted business usages, but were opposed by several remonstrators.

Also referred to committee after being forwarded to the Council with a favorable recommendation from the plan commission and board of zoning appeals was a petition to rezone property at 816 N. 15th St., from residential to restricted business usages.

Dr. Paul D. Johnson, Jr., 3101 Poplar St., is seeking the rezoning so he can construct a new office building there. He presently has an office at 822 N. 15th St.

Developers of the apartment units to go up at Voorhees and S. 19th Sts., have not identified themselves.

They have been represented at meetings however by the Miller-Miller & Associates Architects of Terre Haute. The architects have stated the apartments will be of Colonial styling.

Developers of the apartment units proposed for Fruitridge Ave., also claim they would use Colonial styling and build attractive two-story four unit structures. The apartments would be clustered about a swimming pool, and there would be ample off-street parking space.

The plans have been opposed by residents of nearby Parkview subdivision, however. A petition was presented against the proposal by the group Thursday night. The same group of demonstrators are also actively opposing floodwater disposal plans in that area recommended by the Terre Haute Sanitary District.

Urban renewal also figured prominently in the lengthy council meeting as a proposal to approve an amended plan for the South West Project was referred to the committee as a whole, and a resolution was unanimously passed to provide for an evaluation of the program.

Will Be Replatted

The amendment would approve usage reclassification of some of the property in the area and permit installation of additional site improvements not previously scheduled as part of the program. A portion of the land already acquired by the

department of redevelopment was previously scheduled for resale to the former Terre Haute School city, but now will be replatted and prepared for disposal for home sites or other usages.

Purchase of several substandard houses for clearance to make way for construction of housing units for married students of Indiana State College would also be permitted by the amended contract.

The program evaluation is being sought by the council so members can learn the effect the project has had on individuals and businesses which have been dislocated as a result of the renewal activities.

If the ordinance is approved public hearings will be conducted to gather information.

A resolution passed by split vote after considerable debate will require reports by city department heads to the council at its regular sessions. It specifically asks a ruling on the authority of the Board of Public Works and Safety to refuse sewage charge credits to users. Some councilmen have declared that persons who sprinkle their lawns in the summer should not be charged regular sewage treatments fees for their runoff water.

Special credits extended in the past were discontinued by Board of Works action this year for the lawn sprinklers. Councilmen say the sewage treatment plant is showing an annual profit in excess of \$20,000 and the city could afford to extend the sprinkling credits.

The council also asks in the same resolution for information showing if construction of the treatment plant is completed, the number of vehicles assigned to plant personnel, if they are driven for personal use by employees and duties and residences of employees.

Also questioned by a proposed council resolution are supplemental salaries paid to Mayor Ralph Tucker and Board of Works Members Raymond Thomas, Raymond Harris and Frank Crawford, city comptroller, engineer, and attorney, respectively.

The resolution, which was finally withheld from consideration at the meeting, would rescind an earlier action that established salaries of \$3,000 for the mayor and \$2,500 each for the other officials for services rendered in administration of the sewerage treatment plant.

Other resolutions approved Thursday will amend council rules to permit members of the public to speak out on issues at meetings, and provides for appointment by the Vigo County Clergy Association of a chaplain for each session.

Ordinances and other actions approved Thursday also call for installation of an automatic traffic signal at the intersection of Fruitridge and Maple Aves., and for erecting of several stop signs at various street junctions.

P.H. City Planning

Brentlinger Asking Vigo Employ Traffic Planner

Harry P. Brentlinger Jr., president of the board of county commissioners said Friday that he plans to appear before the county council next week to seek approval to hire a traffic planning director for Terre Haute and Vigo County.

He said, barring unforeseen difficulties, a director to coordinate traffic planning should be hired by Fall. Funds already appropriated in the existing budget could be used to pay the salary, Brentlinger said.

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Brentlinger stressed that it is imperative that Terre Haute and Vigo County organize the coordinated planning department yet this year to comply with the wishes of the Federal Bureau of Public Roads and the State Highway Department.

Federal and state assistance will not be provided for road

building and improvement locally if highway planning is not instituted by next July 1.

Recalling that the council approved a \$6,100 salary request in 1963 to employ a full-time county traffic engineer, Brentlinger stated he hopes to use these funds "to get our coordinated planning program underway this year."

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It was explained that the amount budgeted was not sufficient to attract a qualified engineer earlier this year, "but the money is still there and if we can draw from the appropriation to pay a higher salary than previously planned for the remainder of the year, we may be able to get an engineer," the commission president said.

City Planner Lee Robert Mann and Brentlinger are also investigating the possibility of obtaining all or a portion of \$5,000 set aside annually in state funds for each county having a traffic planning director.

Two members of the newly appointed Coordinated Traffic Planning Administrative Committee have mailed acceptance of the positions. A. Leroy Lewzader, Vigo County Auditor, and William Butts, city councilman, have notified Mann they will serve on the committee. Circuit Judge H. Ralph Johnston, who was also selected, is on vacation at the present and it is not known if he will accept the appointment.

Area Gets New Warning About Road Planning

Despite assurances from local officials that proper action is being taken to comply with requirements, federal highway authorities warned Tuesday that the Terre Haute and Vigo County area is still lagging behind in coordinated road planning with the result that U. S. fund aid could be lost here.

The city and county area was listed in an announcement by the Bureau of Public Roads in Washington, D.C., as one of 79 urban communities in the nation not now making sufficient progress in coordinated planning of new highway construction to qualify for fund assistance after July 1, 1965.

Other Indiana communities facing possible loss of federal highway fund aid include Evansville, South Bend, and the Indiana portion of the Greater Chicago area.

Harry P. Brentlinger Jr., president of the Vigo County commissioners, pointed out that officials here have moved to comply with the coordinated traffic requirements and said the community appears to be headed in the right direction.

He recalled that a recommended \$32,000 coordinated traffic planning budget is currently included in 1965 county budget proposals.

Get Late Start

Later Tuesday Indiana State Highway Department Chairman David Cohen and Rex M. Whitten, federal highway administrator, joined Brentlinger in

City Plan Body Votes Support Of Apartments

Continued From Page One.

and Warren D. Miller, it was noted.

Council Must Act

Final action on the requested change from zoning as a dwelling house district to an apartment house district is not expected until the city council meets in its next regular session on Wednesday night, Sept. 16. Two special meetings of the council slated for this Wednesday and for Monday are to be devoted to consideration of the 1965 municipal budget proposals only.

The remonstrators, including many who are also objecting to a Sanitary District stormwater runoff and drainage program in the southeast side, complained at the meeting of lowered property valuation if the apartment project is permitted to continue.

Bauermeister said he was influenced in casting his no vote by the contention of the homeowners that they would be "terribly disappointed and harmed by the apartment project."

Developers of the apartment buildings to be constructed across Fruitridge Ave., from Deming Woods and just 1,100 feet south of Poplar St., have declined to identify themselves.

Their legal affairs are being conducted, however, by Attorney Howard T. Batman.

Batman explained previously that if rezoning is given final approval that contracts will be let by early Fall. He stressed that the development will be modern and attractive with separate two-story structures and four family living units.

The apartments, he said, will be clustered about a court and swimming pool. Ample off street parking will be provided, it was added.

City-Plan Body Votes Support Of Apartments

Despite objections of about 25 homeowners at a special meeting of the city plan commission at 4 p.m. Tuesday, a favorable recommendation was forwarded to the city council for rezoning of an 8.8 acre tract of land along the west side of Fruitridge Ave., to permit construction of a 160-unit Colonial style apartment complex.

A senior member of the commission, Carl E. Bauermeister Sr., cast the lone dissenting

Civic Center Plans Drawn

Continued From Page One

development department can continue according to present plans.

Good Chance for Plan

H. P. Wood district engineer of the state highway department, and W. O. Ekblad, a representative of the U. S. Bureau of Public Roads, were both present at the meeting and indicated they believed the plan had merit and stands a good chance of gaining acceptance from their superiors.

Finfer explained that the plan was devised with twin purposes of upgrading the area, and relieving a steadily increasing traffic congestion problem at the intersection of Third St. (U. S. Road 41), and Wabash Ave. (U. S. Road 40).

Closing of a portion of the present route and designation of the two one-way streets should increase the number of vehicles which can turn from one of the highways onto the other at the new intersection and decrease through traffic in a portion of the downtown business district, Finfer remarked.

In the absence of such a program, he said, present turning problems and congestion at the existing intersection can be expected to worsen with impending opening of the new Interstate Road 70 here.

Big Area Improvement.

Development of the civic center complex with parks, large grassy areas and walkways connecting the three governmental buildings, Finfer declared, will add needed appeal to the westernmost end of the downtown business area. Hopefully, he stated, this will provide the incentive for self-help efforts here in improving other areas of the business district.

Recalling that the U. S. government has already indicated it planned construction of a new post office here, Gorland said definite interest has been shown in the site along Wabash Ave. According to the plan, the department of redevelopment would purchase the properties including the existing Indois Hotel, two restaurants, a tavern and service station, and after clearing the land resell it to the post office department. The building would occupy about 150,000 square feet of land.

"We hope to be able to begin acquiring property by early 1965," Gorland said.

He explained that the total project would be financed on a matching funds basis with the federal government providing \$2 in cash for every \$1 provided by the city in fund credits.

How Credits Are Derived

Matching fund credits are de-

Kirks

Continued From Page 1

of Metcalf and Eddy, which supervised the city sewage disposal plant construction. He is a graduate engineer and has been given a temporary appointment, according to Mayor Tucker.

Kirks, 31 years old and a graduate civil engineer with experience in city planning, received a degree in civil engineering from Tri-State College at Angola. He also studied at North Carolina State College. His residence is 4428 North Ninth Street.

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Mayor Larrison Doubtful On Opening Maple Avenue

T.H. City Planning
T.H. Trib. 6/27/68

As an alternative to opening up Maple Ave., Hutchins suggested that serious consideration be given to a proposal suggested by Area Plan Commissioner Robert Mann. His proposal calls for development of Fruitridge as a four-lane road which would become part of a belt expressway around the city.

Mayor Larrison said Thursday that he foresees serious problems involved in opening up Maple Ave. through the former Tumpane Co. property and is reassessing his former support of the project.

The Mayor said that he is now awaiting the results of a Defense Department engineering study to determine if cutting through the property would lessen its value as a potential industrial park. Results of the study are expected within 30 days.

Larrison said that after a recent inspection of the property, he now feels he should withhold his support for opening up the road until the results of the engineering study are known.

City Controller Carl Price said he foresees problems involved in acquiring the necessary right-of-way for re-opening the road.

At a recent meeting members of the local industrial community, especially those with facilities in the area, asked that

the road be opened to help alleviate the serious traffic congestion in the area.

The Tumpane site is owned by the Wabash Valley Economic Development Corp., a non-profit corporation headed by Charles Hutchins, Wayne Miles and Thomas Roberts.

Hutchins said Wednesday that the corporation is also awaiting the results of the engineering report to determine whether or not they will support opening up the road, but he said he agrees with the Mayor

that there would be some serious problems.

"Opening up Maple Ave. would be a temporary solution and would have very little effect on the real problem," he said.

Larrison and Hutchins, as well as the industrial leaders petitioning for the road, agree that the major source of congestion in the area is the railroads.

City Attorney George Tofaute said that the Penn Central tracks on Fruitridge Ave. now handle an average of 56 freight trains a day.

Tofaute said the city is now examining the possibility of constructing an overpass or underpass on Fruitridge, and also said that there was a possibility that the railroads would even agree to pay more than the 20 per cent of the cost required by the Indiana law.

"We at the development corporation are just as interested in solving the serious transportation problem in the area as anyone else," Hutchins said.

He said that lack of adequate roads could influence industries against settling in the industrial park.

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Community Affairs File

Two Mini-Parks Completed By T.H. Board of Realtors

City Planning (T.H.)

SEP 20 1972

Community Affairs File

The Terre Haute Board of Realtors recently completed construction of mini-parks on the northeast corner of Fifth and Wabash and a 20-ft. square area on the southwest corner of the 7th and Wabash Parking Lot for which they have received state acclaim under the local phase of the national realtors' "Make America Better" program.

Construction of the two mini-parks, to help beautify the downtown area and create a restful pause area for downtown shoppers and pedestrians, was begun nine months ago and has had the support and assistance of numerous civic-minded groups and individuals, ac-

cording to THBR immediate past president Dan Davis.

Planning for the parks was delegated to George H. Rogers Sr. and his committee composed of Davis, Bob Pfister, Daryl Deeds, Louise Nattkemper, Nell Rainier and Don LaVanne.

Among those specifically cited for help in the venture were members of both the present Democrat city administration and that of the previous Republican city administration, the Terre Haute Water Works, Freitag-Weinhardt, Terre Haute Monument Company, General Telephone Company, the Seventh and Wabash Parking Lot corporation, Frank Johnson Development Company and members of the Terre Haute

City Council.

The mini-park at Fifth and Wabash is located between the existing telephone booth and the drinking fountain memorial erected many years ago to the memory of Claude L. Herbert, a Spanish-American War veteran, who lost his life in saving numerous lives in a fire that completely destroyed a business building on the corner location.

The inoperative drinking fountain has been made operative and an all-weather carpet has been applied to the sidewalk area with benches and concrete pots of blooming plants placed thereon.

The Seventh and Wabash parking lot mini-park is located immediately adjacent to Paige's Music Store on the east and also is carpeted with inviting white concrete benches and flower boxes and urns situated thereon with plants in full bloom.

The local Board of Realtors is one of 1,600 local boards throughout the state and nation who have joined in the nationwide program instituted in 1968.

To help "Make America Better," the realtors have pinpointed eight specific objectives. They are:

(1) Encourage widespread rehabilitation and construction with emphasis on private housing for low-income families;

(2) Provide for education and training of families in living habits which will prevent property destruction;

(3) End restrictive practices that unduly increase costs of construction and inhibit construction employment;

(4) Require exploratory courses and provide incentives so that elementary and high school students who may be vocationally inclined will receive an appropriate balance between academic courses and vocational and technical training;

(5) Rededicate the nation to the observance of law with emphasis on reducing crime, vandalism, and juvenile delinquency; strengthening law enforcement, and improving rehabilitation and parole procedures;

(6) Support programs to assist property owners in marketing housing on a non-discriminatory basis;

(7) Establish goals for the improvement of the environment, setting up programs to reduce and eliminate the pollution of air, water and land and to abate noise, and;

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the lot to be turned into a mini-park for shoppers."

A continuation of the local board's program of community betterment is planned for 1972-73 under the presidency of the newly installed THBR head, William Underhill. Specific information concerning the proposed planning for the new year will be disclosed at a latter date, according to board officials.

(8) Provide means with which to teach young people the perils of drug abuse.

In order to foster a progressively growing interest in bettering the local community from every facet, the THBR and their associates elsewhere are seeking to enlist the help of every segment of the community to making Terre Haute better in their initial approach to the "Make America Better" theme.

Dick Sowash of Anderson, chairman of the Indiana Board of Realtors "MAB" Committee, praised the local board at a recent state meeting, adding: "In Terre Haute, a parking lot owner has donated a corner of

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Community Affairs File

Cont. on the back



TERRE HAUTE BOARD OF REALTORS Mini-Parks were completed recently at Fifth and Wabash (top photo) and Seventh and Wabash Parking Lot (bottom photo). Inspecting the sites (top photo) are George H. Rogers Sr., chairman of the THBR's "Make America Better" planning committee; Amy Marshall, Donna Morlan, THBR immediate past president Dan Davis and Kollen Anderson. The group is pictured in a similar pose in the lower photo. Pictures by Strausburg.

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Community Affairs File

Community Affairs File

Vigo County Public Library

**REALTORS PLAN
MINI-PARKS IN 6 1972
DOWNTOWN AREA**

Dan Davis, president of the Terre Haute Board of Realtors, announced the organization is working on plans to create two mini-parks in the downtown area.

The plans call for a 20 foot by 20 foot patio at the parking lot at 7th St. and Wabash Ave., and a second park at 5th St. and Wabash Ave., with benches and greenery at both sides, Davis said.

He added that hopefully the projects will be completed early this Spring. George Rogers is chairman of the committee for the project. Other members are Mrs. Louise Nattkamper, Mrs. Nell Rainer, Robert Pfister, Darrell Deeds, Clarence Hankins and Lew Van Reed. 6

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EDITORIALS OF THE STAR

Where there is no vision, the people perish, but he that keepeth the law, happy is he.—Proverbs 29:18.

Advantages Of Central City Strongly Hint Resurgence

The center of the city always will have certain advantages of convenience, other factors being equal, and for that reason this column shares the faith of others that Terre Haute's Central Business District will have its comeback.

For one thing, it remains the site of some of the city's best merchandisers and there is a continuing popularity of this shopping area. But, when we say "other factors being equal" we mean that such conveniences as easy parking and free flow of traffic must be provided, with the removal of too much need for foot travel from one shopping spot to another.

The entire matter was summed up very ably at the recent Terre Haute Business Forum by John E. Sheehan, regional planner for the West Central Indiana Economic Development District.

Mr. Sheehan called 1973 a year of decision in many ways, including one on what form of downtown improvement should be followed, particularly for approval and participation by the federal Housing and Urban Development Agency.

"Without a viable downtown, the city is only a series of fragmented neighborhoods," he said, and added:

"It is essential that this vital section of the city reach and maintain its optimum viability and activity as an employment center, service center, center of commerce, focal point of activity, source of city revenue, stimulus of growth in adjacent areas of the city, and for the protection of those investments, both public and private, already committed to the Central Business District."

Discussing the economic burden of transforming the downtown district, Mr. Sheehan said, "In my

opinion the downtowners' economic responsibility to themselves and each other are inseparable from their social responsibility to the community."

He also said: "When economics aren't supportive of a social responsibility, the effects of that responsibility could not be expected to endure for very long. As such, they should not even be attempted."

Of the downtowners, he said, "They should seek the maximum in desired social impacts in accordance with what is economically possible."

"The downtown was built upon economic grounds, and its survival must be determined on these grounds."

But government, he continued, must be "oriented toward the social impacts of changing the Central Business District, and how to assign a monetary value as its contribution for assisting in bringing about these desired social impacts."

He listed a series of events which promote the improvement of the downtown area, including the removal of much traffic from Wabash Avenue by the construction of the "Y" diversions at the West and East, completing of the University-Civic Amphitheater, and development of adequate parking facilities.

The various forces listed by Mr. Sheehan are largely already in motion, and step by step they should bring the downtown improvements dreamed of for a long time by loyal supporters of this project.

These changes, in general, will have the support of the general public.

Won't we all feel that we have a more complete and beautiful city when the downtown can be renovated and given new life?

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City Planning (TH)
\$30,000 City

Planning Grant
APR 28 1973
Is Approved
Community Affairs File

The sum of \$30,000 has been approved for the city of Terre Haute from the Department of Housing and Urban Development, according to an announcement made by U.S. Representative John T. Myers.

According to the announcement the Department of Housing and Urban Development has approved a \$30,000 comprehensive planning grant for the city of Terre Haute.

Earlier in the week the Federal Bureau of Investigation had been asked by Indiana Attorney General Theodore Sendak to investigate the origin of a letter allegedly sent by Sendak that sought to block \$1.34 million in planning funds for eight Indiana cities.

Sendak Wednesday denied that he had sent such a letter requesting the denial of the federal funds.

The announcement by HUD added that the grant is to be used in compliance with the Indiana state legislation dealing with comprehensive planning.

It was over a week ago that HUD delayed approval of the city grant after receiving a request from Robert Morris, executive director of the Indiana State Department of Commerce.

Morris stated that he was awaiting an answer from Sendak, concerning whether many Indiana cities, including Terre Haute, were legally conforming to a state law requiring reorganization of municipal planning and coding agencies.

Morris revealed that to his knowledge the West Central Indiana Economic Development District has been operating within the state law, but a more intense inquiry would have to be made before the final approval can be made.

John Sheehan and Jerry Dooly will present Terre Haute a 1973

Continued On Page 2, Col. 7.

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APR 28 1973
Planning Grant

Continued From Page One.

Overall Program Design (OPD) to the City Council hopefully within the next two weeks.

The OPD is relatively a new form of city planning and Terre Haute was the first city in Indiana to submit such a planning design to the HUD people.

Parts of the \$30,000 is expected to go for rehabilitation projects throughout the local neighborhoods according to Sheehan, Dooly and Councilman-at-large Thomas Lenahan.

It is reported through statistics that 33 per cent of the local neighborhoods are in need of rehabilitation.

According to Lenahan the OPD projects will be originated by requests from local citizens and then these requests will be discussed by the City Council and finally by the WCIEDD.

The OPD has also included a capital improvement program which would encompass sidewalk repairing, curb replacement, surface damage as well as projects for the elderly and confined such as "Meals on Wheels."

Community Affairs File

3 Petitions For Rezoning Up for Ruling

Community Affairs File

The Terre Haute City Plan Commission will consider three petitions to rezone property when it convenes at 10 a.m. Thursday in the Park Board Room at City Hall.

Property to be considered includes:

Rezoning from single family residential to neighborhood commerce district at 2650 N. 26th St., for an automotive repair and automotive parts storage area;

Property located at the northwest corner of 25th St. and Lafayette Rd. from general residential to a regional commerce district to be used as a grocery and shopping center;

The former Kopper Kettle Kitchen at 1956 N. 25th St., from single family residential to neighborhood commerce district to be used as a furniture store.

Following the plan commission's approval the Terre Haute City Council will consider the petitions for passage at its regular session July 13 at 7:30 p.m. in the City Court Room.

Both the council and the plan commission will hear arguments for and against the petitions. Public explanation of the petitions is part of a zoning alert program introduced recently by City Councilman Thomas H. Lenahan.

Persons wishing further information about the petitions may contact Robert May Jr., city zoning administrator, or Lenahan.

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Community Affairs File

City Planning, T.H.

Community Affairs, File
City Zoning
Alert Plan
JUN 7 1972
Is Proposed

By JACK A. HUGHES
Tribune Staff Writer

A new city government plan to inform the general public of anticipated changes in city zoning was announced Tuesday by City Councilman Tom Lenahan at a special press conference.

"We intend to put forth this new service to the public this month," said the councilman in a brief statement outlining basic provisions of the plan.

Councilman Lenahan praised the efforts of Council President Jack L. Naderhiser and other members of the city legislative body as he said:

"We'll use street addresses and common language on the use to which the property is to be put in the compilation of information from petitioners so people in the neighborhoods will

Continued on Page 2, Col. 6.

JUN 7 1972
City Zoning

Continued From Page One.

know where somebody wants to make a change in zoning classification and what kind of change is planned.

"If it's to be a junk yard, we'll say junk yard—not just the classification code," Lenahan continued, adding, "or beauty parlor, or bake shop, or swap shop, or whatever it is they want to put there."

"This way people will know ahead of time what is being considered and if they want to object, they can. Before, it seemed things were changed on a hush-hush basis. Things were changed before people knew it. Now, several days before such matters are to be taken up, we'll advise the public through the news media," the councilman reported.

Lenahan said one of the reasons for the plan is to encourage people to attend planning commission meetings as well as City Council meetings. He noted that the new program should allow sufficient time between notice and action by the council for anyone affected to take whatever course of action deemed necessary. He declared:

"People ought to know exactly what the land is to be used for (when a zoning change is petitioned). This is another effort on the part of today's Terre Haute city government to be responsive to the demands of the citizens."

Both the Council and the executive branch of city government are cooperating in the program, according to the councilman who held the press meeting in Mayor Brighton's office.

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Community Affairs File

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Downtown Tax District Act Ruled Unconstitutional

By JACK A. HUGHES

Tribune Staff Writer

Legislation forming the foundation for a new tax district in downtown Terre Haute, proposed by the Progressive Improvement Association of Downtown Terre Haute, was declared unconstitutional Thursday in a ruling by Judge Charles K. McCrory in Vigo Superior Court 2.

Stressing that the ruling dealt with the law involved and not on the merits of the proposed improvement district, Judge McCrory ruled that "... the title of Chapter 366 of the Acts of 1965 as amended by Section 2, Acts of 1967, Chapter 5, is in violation of Article 4, Sec. 19, of the Constitution of the State of Indiana."

The ruling came the day before a Friday hearing on the case scheduled from a hearing last Dec. 3 at which the constitutionality of the enabling legislation was questioned by objectors.

At that time, Judge McCrory said that the constitutional question would have to receive a ruling before the facts of the case could be considered.

Lawyers Involved

The improvement association is represented by Attorneys Morris Blumberg and B. Michael McCormick, who with Attorneys Hansford Mann and Luther Johnson, representing some of the objectors, were present for Judge McCrory's ruling.

McCormick said members of the Improvement Association will have to be consulted, after a study of the ruling, before it can be determined whether an appeal will be made to a higher court.

The petition for an improve-

ment district specified that all property in the district would be assessed benefits or damages in connection with the proposed construction of a parking ramp, financed support for which would come from taxation within the district.

The boundaries of the proposed district specified that all Mulberry Street on the north, 3rd Street on the west, Walnut Street on the south and 9th Street on the east.

Several of the objectors at earlier hearings did not argue against the aims of the improvement group, but asked that they be excepted from the district, stating that they could expect no benefit from it.

Revitalization

The area involved was the subject of material filed with the Vigo County Area Planning Department, describing a "Special Tax District Boundary proposed for the revitalization of the C.B.D." (central business district).

The findings and opinion of the court stated Thursday that the "... title (of the act) is so general that it in no way reasonably indicates the char-

acter of the sections of the act. When a title to an act gives no notice of the nature of the legislative content or how the act will affect persons coming within its provisions, it can hardly be said that there is a title at all."

The title quoted in the ruling was "Concerning public improvements in certain cities."

Judge McCrory said, "The constitutional provision is that 'every act . . . shall embrace but one subject and matters connected therewith, which subject shall be expressed in the title . . .'"

The judge also attacked provisions of the legislation which, he said, made court findings "... subject to change, review and approval by a non-judicial body, to-wit: the Board of Public Works of the city."

"The court will jealously protect its jurisdiction and separate judicial function and a statute that mandates otherwise, directly or indirectly, must be declared unconstitutional," Judge McCrory said as he commented on separation of governmental powers.

Community Affairs File

Long Range City Planning Urged

By JAMES DRESSLER
Tribune Staff Writer

Long-range planning for the future of Terre Haute must be a major goal of the next city administration, Pete Chalos, Democratic candidate for city councilman of the first district, said Friday.

"If Terre Haute is to grow and if we are going to keep Terre Haute's talented young people here, we have to provide them with a city that has plans for the future, not just plans for the next election," Chalos said.

Chalos said there has been a lack of effective planning during the last four years of the Larrison administration.

On the other hand, Chalos says the Democratic team of candidates—headed by mayoral candidate William J. (Bill) Brighton—is committed to long-range planning.

Looking back at the last four years, Chalos said, "Our city is not planning properly."

"Our city put in a 96-inch sewer on the north side. Then it decides the sewer is too big. If it was too big in the end, it also was too big before the first planning for the project."

"In another matter of concern, businessmen are permitted to remodel places for taverns.

Then, after they spend money remodeling, their applications are rejected. Why don't we zone the city on a master plan and then make no exceptions for political expediency?

"In housing, officials have created many empty lots in Terre Haute, but have not planned to make these areas

Continued On Page 7, Col. 1.

Community Affairs File

City Planning

Continued From Page One.

attractive to people so they'll build. I think we need to start doing that. I say we should upgrade our poor neighborhoods rather than abandon them.

"In planning future housing needs, we should try to build housing closer to schools and shopping areas used by citizens, which would save taxi and bus fares for people who can't afford those costs.

"In traffic control, we do not have a master plan. We have eight signal lights at 13th and Chestnut and don't have enough at other intersections.

"We build traffic control patterns such as the one at 7th and Lafayette and lately at 25th and Ohio, creating more problems than those they had before.

"I think we can do better, and that's what I intend to work toward if I'm elected by voters of the first district.

"Instead of doing piecemeal work all the time, I say it's time for planning, something our city talks about a lot but doesn't exercise at all so far as I can tell."

Chalos also takes issue with Council President William J. Ennis, his Republican opponent in the first district, who recently proposed a liquor license for the Paddle Wheel restaurant, which is located on city property. The proposal was not passed, Chalos noted, but said it still concerns him.

"Council President Ennis apparently wanted liquor licenses in our parks to produce income for the parks," Chalos said, "but I notice that Mayor Larrison gave the license to sell concessions at Rea Park for only \$100 a year, according to page 25 of the 1972 city budget."

The Paddle Wheel Restaurant is being operated under a lease agreement with the city. The Larrison administration signed the lease.

Chalos said he believes the city needs a strong city council.

"The city council should function as it is intended," said Chalos. "Today, in my opinion, the Republican-controlled council is a rubber stamp group that gives its consent to the mayor's desires and withdraws its opinion in face of political pressure."

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CONT. ON BACK

Looking ahead, if he is elected, Chalos said he believes the city council should propose progressive, needed legislation, repeal outdated legislation, put a rein on the office of the mayor, and formulate and implement long-range plans for the orderly development of Terre Haute.

"We need to plan for orderly development in parks and recreation, streets, housing, health, public utility regulations, and industrial development," Chalos said.

"The present city council has not been able to present a long-range program in any phase of community life," Chalos said, "and that includes all the areas I previously mentioned."

Chalos also said he fails to comprehend why the city council and Mayor Leland Larrison didn't acquire the Garfield High School property for use as a Northside recreation center, rather than permit it to be purchased by private interests.

He also feels neighborhood parks in the city have been allowed to fall into a state of disrepair, with emphasis placed on the big parks.

"As examples," Chalos said, "Voorhees and Thompson parks, which are located in the middle of fine residential areas, have not been kept up the way they should be."

While it may be fine to build a park which attracts hordes of out-of-county campers, which is the case at Dobbs Park, Chalos said he feels more emphasis needs to be placed on keeping up the neighborhood parks. "Those neighborhood parks are where children of local taxpayers play," Chalos said, "and I'd like to see more emphasis placed there."

If he is elected, Chalos said he sees merit in getting proper legislation passed to make Terre Haute eligible for all available state and federal park and recreation funds.

Pete and his wife, Ulla, and their two sons, Jim, 3½, and John, just one-month-old, live at 1903 S. 25th St.

nomies at the Cambridge institution. He retired July 1 and is now a professor emeritus.

The economist's bibliography lists some 220 items, including 60 books and extended essays. His total publication runs to well over 9,000 pages.

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Community Affairs File

Highway Belt Around City Studied By City, County

Area Planning (Vigo Co.)
City Planning (Titt.)

By MARY ANNE PIERCE

Tribune Staff Writer

City and county officials were scheduled to meet Wednesday afternoon to discuss a joint highway improvement project that includes four-lane major traffic arteries in the southern and northern section of the city.

Members of the Vigo County Board of Commissioners, Mayor William J. Brighton, City Engineer Jeff Lew and other officials were expected to study the initial proposal in a plan that could lead eventually to a traffic belt around the city.

Altogether, the city and county officials were to discuss eight different highway improvement projects, with a total projected cost of \$1,870,000.

Under a proposal submitted by the commissioners, \$497,000 of the cost would come from TOPICS, a federal transportation fund, \$465,000 would come from the county Road and Street Funds, and \$577,000 from the city Road and Street Funds, with the remainder to come from the county's cumulative bridge fund and other possible

federal programs.

A portion of the plan calls for widening and paving a section of Davis Ave. from Highway 41 east to S. 7th St., and similar improvements to 7th St. from Margaret Ave. south. According to Commissioner Frank Kaperak, future widening of 7th St. from Margaret Ave. could be extended to a point where it intersects Highway 41 at the Albert Pick Motel.

A second phase of the city-county effort includes improvements to Fort Harrison Rd. from Highway 41 east in the northern section. Funds from the county Cumulative Bridge Fund could be considered as the local share of in kind service in application for federal assistance on the project, according to Kaperak. He is of the opinion a joint city-county project will make more federal money available.

Officials have endorsed for some time a plan to allow traffic to flow along a belt surrounding the city. Some have proposed the use of Highway 41 to the west, Fort Harrison to the north, Fruitridge or Highway 46 to the east and a southern link.

Kaperak speculated before the meeting Wednesday the southern section could be developed by further improvement of Davis Avenue to Highway 46. He suggested Davis could be rerouted, possibly along the old Riley Road, to complete the link. No official action has been taken to develop his theory.

Support of the city-county venture came from members of the Vigo County Plan Commission Tuesday. During a regular session, they adopted a resolution approving plans to four-lane sections of Davis Avenue and 7th Street in the Honey Creek Square area.

A recent origin-destination survey taken by the Area Plan Department indicated nearly 50 per cent of the local traffic in

Continued On Page 3, Col. 2.

T JAN 10 1973
Highway

Continued From Page One.

the Honey Creek Square area comes from points east of 7th and Margaret Avenue.

Plan Commissioners have urged county commissioners and the city administration to make the Davis Avenue project top priority in 1973.

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Central Maintenance Plan To Save City Tax Money

OCT 11 1973

By JAMES McHARGUE

Tribune Staff Writer

The city has begun implementation of a central maintenance program that is expected to result in the saving of "several hundred thousand dollars a year."

A garage at the Waste Water Treatment Plant, Prairieton Road, will be used as the location for the program. Vehicles from the city street, park, cemetery, aviation and police departments will be serviced there.

According to Dave Arnold, superintendent of the treatment plant, the program will save much tax money:

"This program, when it is fully implemented in six months, will save the city several hundred thousand dollars a year — possibly \$200-\$400,000 a year."

"The centralized purchase of

parts will also help keep costs down. The garage used is already here and not being used to its full capabilities, so it is the perfect place to have the central garage."

Arnold first suggested the use of the treatment plant's garage to Mayor William J. Brighton, who followed through with the idea and presented it to department heads. Brighton's main concern was lowering costs of repairs to city vehicles.

One of the major benefits of the central maintenance pro-

gram will be the elimination of separate garages for each department. The cost of operating such a facility for each department is thousands of dollars a month.

Under the plan, no money would be taken from department's budgets. Each department would be billed on a prorated hourly rate and for the cost of parts.

At least one mechanic from each department will be assigned to the garage at the treatment plant. When there are no vehicles from his department, the mechanic will aid in repairing other departments' trucks, cars, bulldozers, etc.

"This is one step closer to overall efficient management of city government," notes Arnold, "and a step closer to a program of total cost effectiveness."

According to the treatment

Continued on Page 8, Col. 1.

Central

OCT 11 1973

Continued From Page One.

plant superintendent, the central maintenance program could lead the way to more cooperation between all departments in city government. If there is more cooperation and communication, says Arnold, duplication of services could be completely eliminated.

Arnold continues, "This is the first time in the history of Terre Haute that we've had a central maintenance garage."

"If we didn't have a innovative and progressive administration that is interested in saving the taxpayers money and putting money to most effective use, we couldn't do such a thing as have a central maintenance garage."

In addition, Arnold says a preventative maintenance program for city vehicles will now be possible to undertake. Emphasis will be placed on preventing breakdowns through proper maintenance.

The only two city departments not taking part in the centralized programs are the fire and bus. The reason for this, according to Arnold, is because of the specialized work requiring different tools and skills than regular repair work.

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Civic Development Report 15

Years Ago Still Hits Home

Community Affairs File

S AUG 1 1974

By RICHARD C. TUTTLE
Star Staff Writer

Although some of the recommendations made fifteen years ago by the Civic Development Committee have been accomplished, one or two are moving from pending to active status and most recommendations remain dormant.

The committee, under the late Floyd E. Dix and Herman D. Becker, as chairman and co-chairman, published a report of the conditions and possible solutions. There have been many changes, mostly in the number of buildings removed, with a few new ones constructed.

Topics discussed in the report included ancient buildings, vacant stores, general unclean appearance; property values, parking, traffic; who will do the job of renovation; suggestions for a mall; Indiana State University adjacency; planning; politics and recommendations.

The appearance has changed but little regarding cleanliness and improvements of buildings. There are waste containers on the streets, but the gutters and walks and alleys remain littered with trash. The Downtown Business Association has a walk vacuum, but walks, parking lots and streets are seldom cleaned . . . to maintain a clean appearance.

+ + +

The major reason for streets not being clean is allnight parking, which prevents efficient use of a street sweeper. There are vacant buildings, particularly between Eighth and Ninth streets on Wabash. Buildings which were vacant at the west end of Wabash have been razed. One of the city's most attractive structures, the Wabash Federal Savings & Loan Assn. building, occupies the block between Third and Fourth streets.

Another new building, the Terre Haute Mutual Savings Assn., is located at Fifth and Ohio streets. Several "old" buildings on South Fifth street, have been remodeled on colonial lines, and are a vast improvement to the area.

Fifth and Wabash, southeast corner, is a parking lot. Seventh and Wabash, northwest corner, is a large parking lot. Parking

lots are located at Fourth and Ohio streets, between Fifth and Sixth on Ohio; Ninth and Ohio; a vacant, unused lot at Ninth and Wabash. Buildings which once stood on property, now parking lots, are removed from the assessment rolls also, reducing the tax base of the city.

Most of the north side of Cherry Street is now parking lots, practically all owned by ISU.

+ + +

Becker headed the 500 Cherry St. Corp. which acquired properties at various locations, razed the buildings and put in parking lots in an effort to provide more parking. This was a strong factor in the downtown area for many years, and served the purpose for which it was intended. Stockholders were largely downtown businessmen.

Another new building, the Indiana Savings and Loan Association, was recently completed at Seventh and Ohio streets.

These are some of the physical changes which have occurred in fifteen years. There are others in the making of a similar nature.

The mall concept for at least a portion of Wabash Avenue has been discussed for at least twenty years. It was recommended in the Chamber committee report, and is now apparently getting off the ground. The first step was the closing of Wabash Avenue between Third Street and the Wabash River bridge. The enlarged park-like area between Ohio and Cherry is being improved and landscaped pending further uses of the so-called "civic center" area . . . The service station on the site, closed for several months, is now being razed.

Hundreds of communities have installed a mall of one type or another in the past fifteen years. Largely through the perseverance of Sid Levin, DBA committee chairman, initial steps to improve the area are now being taken here.

ISU remains as an asset for downtown. The suggestion to open a walkway to the campus has not received further attention. The report indicated property owners and tenants would have to do the downtown improvement job, and that's the way it is working. Downtown is more than Wabash Avenue, and the request for assistance is approached on that basis.

Parking is no longer the most serious problem, but does remain somewhat of a problem in relation to curb parking, traffic flow and private parking. A new traffic signal system will be installed soon, work scheduled to start within two weeks. This should improve traffic flow.

Long term planning has not

occurred. Lack of funds is a constant and recognized excuse. Tax funds are spent from year to year, with an "emergency" connotation . . . at the last possible moment. Private funds are extremely difficult to acquire, and more difficult to expend wisely. Planning seems nebulous and not essential.

Property values have increased, due largely to the general increase in all types of property. There is apparently little demand for downtown property, as several buildings have a "for sale" sign posted, and have for several months.

The city administration points to the "Y" as the example of what it has done for downtown. There has been structure improvement in the area, including Walker Electric Co.; a building at 318 Ohio St.; and the southwest corner of Fourth and Ohio streets.

+ + +

Parking validation was in effect for some time downtown, known as Park 'N Shop. It has died a lingering death, and parking validation is now on a selective basis. Some few stores, a few parking lots. Some firms have removed buildings adjacent to the store to provide parking for their own customers.

Improvements of old buildings and removing of upper floors has been very limited. We have grade separation, but four miles from downtown over one railroad. No additional streets have been made one way. The city has not acquired parking lots, such as other communities have done . . . at a profit.

The fifteen year old report could largely be reissued today as a basis for action. Again, the question of who will take the initiative, provide leadership, is the foremost problem. As the report itself indicated: "We conclude that it is not a lack of knowledge that has brought this about — it is lack of will, initiative, cooperation and leadership."

Community Affairs File

Vigo County Public Library

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Bill Smith Comments:

Community Affairs File

City Appearance Improving With Local Efforts

Sp MAR 23 1974

• Work is progressing well on the new plaza between City Hall and the Courthouse. A number of trees and shrubs have been planted and the new fountain is rising from the circular pit in what was the middle of Harding Avenue.

Mayor William Brighton deserves credit for seeing this project through. It should make a handsome addition to the downtown scene. As we have noted here before, the whole "Y" project is a definite plus for Terre Haute.

County officials have cooperated too, and work is currently being done to restore the quadrant of the Courthouse square which was used for parking for a number of years.

The county commissioners should take one more step: find a more suitable place for the old jet airplane which perches on the southeast lawn. There is a current radio advertisement for a moving company which boasts of its information system on the many cities in the United States. In the commercial, a frustrated patron tries to describe his town as being "the one, you know, with the old tank sitting on the courthouse lawn."

Of course, every small city has its tank or its plane sitting on the courthouse lawn. Terre Haute is lucky to have a courthouse of some distinction and its looks certainly are not enhanced by the plane.

The plane was generously donated to the community by the local Air National Guard as a veterans' memorial. While it should remain as a memorial, it could be located in a

more suitable location, such as the entrance to Hulman Field, or in Deming Park.

Now would be the time for the commissioners to consider moving the plane, what with the renovation efforts going on in the area. Some office holders have expressed fear of a possible negative reaction from veteran's groups. That should not be an issue if the memorial was simply moved, not abolished. Perhaps some action will be forthcoming, particularly before the Banks of the Wabash Festival in June.

* * *

• Speaking of appearances, it is good to see real progress finally being made on the demolition of Garfield High School, an eyesore for the past two years. The owners have pledged speedy demolition.

Meanwhile, a similar situation greets persons entering the city from the west on U.S. 40. Demolition started more than a year ago on the former Valentine Packing Company in Dresser, but has been at a standstill for sometime, leaving the building looking like a victim of a bombing raid. Apparently, governmental action is difficult, since it is located in the county, outside of the Terre Haute city limits. County officials have never been too anxious to enforce any laws in Dresser anyway.

* * *

• City police, firemen, Red Cross workers and other volunteers deserve credit for the long hours spent this week in coping with the critical situation caused by the derailment

on the Penn-Central tracks at Sixth and Tippecanoe streets.

However, Fire Chief Leroy Shipley could have used more consideration in taking care of his men. Several were on duty more than 24 hours in a row, with no food provided for them. Common sense would dictate rotation of these men, rather than such a long continuous duty. Police Chief Swift rotated his men on 12-hour shifts, a long day, but much preferable to what Shipley demanded.

* * *

• Mayor Brighton and the city deserve congratulations on the honors the city received at the meeting of the Wabash Valley Association in Terre Haute last weekend. Recognition of the city's Sewage Disposal Plant is quite a compliment, especially since it has drawn much fire in recent years.

The mayor, who is not used to praise, deserves as much credit as anyone for this award. When he took office, the plant was not running well, and it has been one of his primary efforts to give the city a model sewage disposal operation. It apparently is approaching that status, and that is good for the community.

Expect A Call For ISU Telefund

Area alumni of Indiana State University can expect a call from a fellow alumnus (or alumnae) next week during ISU's third annual Telefund seeking financial support for the ISU Fund.

More than 150 alumni have volunteered to man 30 telephones that have been installed in the Administration Building on the campus for the Telefund. Callers will work between the hours of 6:30 and 9 o'clock each weekday evening next week—Monday, March 25 through Friday, March 29—contacting more than 5,500 alumni living in Vigo County and other selected areas.

Alumni contributions to the ISU Fund last year provided over \$101,000 for scholarships and other activities designed to aid Indiana State. This will

Bill Smith Comments . . .
Behind The Headlines

City Planning (TH)

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Vigo County Public Library
Community Affairs File

Behind The Headlines

Sp MAR 23 1974

Our reporter recently went on a tour of 25th Street from Fort Harrison Road to Wabash Avenue with City Councilman William Jarvis. Even in the pouring rain, Jarvis was able to point out 14 zoning violations on this one street—a major thoroughfare, really: These vary: unscreened junk cars, trailers in residential (R-1) districts, junk yards in residential districts, heavy industry in areas zoned for light industry. There's hardly an infraction that can't be found here.

Terre Haute is often described as a city on the move. The zoning situation has gotten out of hand with the movement. Jarvis stated that he hopes to introduce an ordinance halting all zoning changes and variances for a period of time while the situation is examined. One of Mayor Bill Brighton's campaign pledges included "stricter protection against spot zoning" so he will apparently concur in such an effort.

For 18 months the city has been trying to secure transfer of the "Tumpane Property" from the Wabash Valley Economic Development Corporation (Tom Roberts, Harold Myles, Ray Ingram). One problem after another has delayed the transfer—titles to water lines, titles to underground utility lines, more complex matters. In December, City Attorney Mike McCormick ordered a title binder. Last week he finally received this, along with a letter stating that in two to two-and-a-half weeks they should be in position to convey all the property but two tracts to the city. (The tracts not to be conveyed are those to be occupied by Wabash Valley Asphalt and Ivy Hill—because the WVEDC has handled these matters and wishes to continue.)

No one has understood why each step has taken so long. However, when our reporter visited the property on March 15, the corrugated metal side panels were being removed from a large building. The man removing the side from the 1200' x 180' structure explained that he had purchased the steel sides and ceiling, and transfer of the property was being held up until he completed the job.

Whenever the land transfer is completed, and monies are turned over to the city, no one seems to know what administrative body will be responsible for the property. One councilman suggested the large building mentioned above would make an ideal garage and maintenance center for all the city's rolling equipment. Instead of building a new \$400,000 garage to house the buses, apply some of the money to fixing up this facility. Then one garage and one maintenance crew could take care of buses, street department equipment, park department equipment, and so forth. This sounds like an idea worth careful consideration.

A new after-school bus service for students at Terre Haute North High School is now available, thanks to City Council President Ken Thomas. The bus bound for 7th and Wabash leaves Columbia Records at 3:15, reaches the school at 3:20 (at the same time the dismissal bell rings), where it will wait for 5 minutes. This layover should help students, parents, and the bus company.

Speaking of buses, the long awaited printed schedules are now available. No mention is made therein of what days buses run or where the stops are supposed to be.

Some of the routes are difficult to figure out, and the flyer fails to list a telephone number for bus information. In our opinion there might be more use of buses if stops were clearly marked and if better route information was available.

The food stamp program has long been a political football in Vigo County, despite the federal and state regulations that apply. A recently announced candidate for Harrison Township Trustee made an issue of food stamps right off the bat. He promised, if elected, that he'd give stamps to strikers.

The *Spectator* called Township Trustee Paul Schoffstall to ask about this. According to Schoffstall, certification of an individual for stamps must be made by the Welfare Department. On rare occasions the trustee may help a person "without a job to go to" purchase stamps. However, the 1974 township budget for poor relief is \$195,907. This must cover medical aid, housing assistance, etc., and could evaporate quickly if used for strikers.

Maybe an attorney general's ruling is needed to clear up this question once and for all.

The Vigo County School Corporation spends \$16.28 per year on each boy participating in extra-curricular athletics, compared with \$1.47 on each girl. The number of boys and girls is about equal. Discriminatory?

The VCSC also spends 3.7 times as much for extra-curricular athletics as for all other extra-curricular activities combined (such as speech, music, debate, etc.). Priorities?

Chief of Police Jim Swift advises that his department does provide the same housewatching service to city dwellers that the Sheriff gives county residents. If you're going out of town and want a watchful eye on your property, simply notify the Police. They'll check daily while you're gone. Since burglaries in Terre Haute increased 52% in 1973, take note of this service.

Mayor William Brighton had a meeting last week with his department heads, we hear. Besides telling them that the city is broke, he told them who he was supporting in the coming primary election. They are to support: Ralph Berry for Prosecutor (although Kearns is a personal friend), George Albright for Sheriff, Leonard Kirchner for Recorder "The Trustee" for Trustee Paul Schoffstall, Frank Kaperak for County Commissioner, and Ed Stapleton for Harrison Township Assessor. No mention was made of any other race.

Readers should, however, bear in mind that "the word" in Vigo County, as rumor has it, often can go out for a big switch the day before an election.

City Councilman Pete Chalos had a chance to put his expertise to work at last Thursday's Council meeting. A mysterious resolution had emerged from the City Attorney's office commending the Cross Country Team at Terre Haute North High. Pete was glad to amend the resolution to give credit properly to the 4-mile relay team which recently set a record. The original resolution spoke glowingly of the 4-minute mile!

With retirement this summer of the School Corporation's transportation director, a recent *Spectator* article suggested that a non-certificated person be hired to fill this position, in the interest of economy and good business practices. Now the school administration has released the results of a survey just made of this position in other Indiana communities. Ten of the 11 corporations use non-certificated personnel, with an average salary of \$12,047. Vigo County has paid more than any of the other 11 school systems, too.

Two complicated situations have developed on the old Garfield property, as the *Spectator* has reported in the past. It looks as if both are now moving towards a resolution. At the last City Council meeting realtor Bob Pfister came forward to apologize for the condition of the Garfield demolition. He stated that the two-year delay and unsightly conditions resulted from internal company disagreements, but that a new demolition contract had been signed, new equipment had already been moved in, and the eyesore should be cleared up very soon. The memorial garden was wrecked by mistake, and should be restored, Pfister said.

The second point of contention concerns the Garfield Gymnasium's use. City Attorney Mike McCormick has ruled that any use of this property must conform with the 1972 Planned Unit Development Ordinance, unless the Pfister Co., wishes to bring a suit for declaratory judgment against the city. Under the 1972 law, extensive site development plans must be submitted by the developer to the City Council for approval.

City Councilman Tom Lenahan, author of the 1972 Ordinance and chairman of the Council's Zoning Committee, told *The Spectator* he is notifying all interested parties they have 30 days in which to submit detailed development and use plans on the property. If these are not filed by then, he will use an ordinance to revoke the property's PUD zoning and it will revert to residential usage.

This is the second time in as many months that the Council and Attorney have been put into awkward positions due to faulty issuance of building permits. In a related matter, we have learned that a City Council committee, appointed by President Ken Thomas and composed of Thomas, Lenahan, Gene Butts and Pete Lamb will meet Saturday with City Attorney Mike McCormick, his assistant, members of the Board of Zoning Appeals and the building inspector to consider the difference between zoning variances, changes and related matters, along with the question of which body is responsible for what.



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School Board Election Is Already Decided

What promised to be a battle royal over the future of Vigo County Schools has apparently died with hardly a whimper. Yes, there will be a school board election, but it will not be the kind of quasi-referendum on the suit which halted closing of several neighborhood schools.

Incumbents Paul Haas, Peter Farmer, and William Llewellyn did not file for reelection, and majority control of the school board will certainly switch to opponents of the school closings.

Only incumbent John Sutherland filed for reelection. The slate of Dr. Wayne Crockett, Paul Benning, Willa Mae Umphries and Dr. Lawson is assured of having at least two elected (Benning and Lawson are unopposed). Crockett has to be considered the favorite from Harrison Township, though he will face spirited opposition from Dr. Fred Dierdorf and two other candidates. The Sutherland-Umphries contest should be the closest.

Haas, Farmer and Llewellyn deserve the thanks of a community for doing a thankless job. Though citizens are obviously deeply divided over issues these three incumbents did what they, as honorable men, thought was right. It is easy to criticize officeholders from the sidelines; it is another thing to function effectively in the political arena that

is the school board.

While the election is, in a sense, already won by the "neighborhood school" forces, let us hope that between now and the election, all candidates will define their positions on the many critical issues which face the Vigo County schools. Much work needs to be done by the board, the administration, and the faculty to bring our schools up to the standards of excellence we should expect of them.

To the candidates, one word of advice: remember, when it gets down to it, it is the lives of children you are dealing with.

Conscience Funds Aid Highways

Whether the result of the almighty conscience or Indiana's highly publicized federal highway funding situation, the Indiana State Highway Commission has surprisingly, but gratefully, received some unanticipated funds.

For several years, the Indiana State Highway Commission has maintained a file for so-called conscience money. Some receipts some in anony-

mously, others with a signed confession.

Records reveal the State Highway Commission received an \$18.00 payment for a charcoal grill taken sometime during the 1950's from a roadside park near Greenwood. Later, the Commission received \$12.00 from an individual who said he had taken a bench from a roadside park in the Seymour District during the 1950's. The latest check, for \$5.00, came from a former State Highway employee now attending a Bible College. According to his letter, he was employed as a night watchman at a State Highway garage. His letter states, "It was while I worked there that one of the night truck drivers put 10 gallons of gas in his own private car (from a State Highway gas pump). I did not report it to the general foreman next morning as I should have. I should not allowed this to happen. Here is my restitution check for the 10 gallons of gas which was stolen."

Richard A. Boehning Commission Chairman says the amount of money returned in conscience money is extremely small and rare but, nevertheless, appreciated by the Indiana State Highway Commission. The money received is placed in the miscellaneous account and returned to the Motor Vehicle Highway Fund.

Auditors Office Takes Lead In Efficiency

Sp MAR 23 1974
Vigo County Auditor Frank Walker's office is currently preparing tax duplicates now that the final rates have been approved by the state. And, with the aid of the new equipment in the office, Walker is saving the taxpayers of the county, time and money.

Last year Walker obtained a small computer at a cost of \$60,000. The new machinery enabled the office to cut request for extra help from \$16,500 to \$10,000 the first year, and to do the job of preparing tax duplicates faster and better.

What used to take a double shift of extra workers a month to do is now accomplished by Walker's regular staff in about 10 working days.

The program for the tax duplicates was already written, pending insertion of the approved rates. Such information as the name, legal description, tax, delinquencies and assessments are all automatically printed by the computer which also figures the tax.

The county council which originally appropriated the money for the equipment, seems impressed with its operation. Other offices could

utilize the equipment, saving the taxpayers more money.

For example, County Treasurer George Schoffstall could utilize the existing equipment and eliminate most of a \$32,000 annual bill for manual preparation of tax bills.

The traditional method of preparation involves typists copying information from the duplicates prepared by the auditor's office. Walker's existing machine could prepare the tax bill on a continuous form at the same time it is printing the duplicates.

It is a simple task and one much better suited to machines than men. At the last County Council meeting Schoffstall was asked by the council if he intends to utilize the auditor's computer. He replied he was thinking of buying his own.

Hopefully, the treasurer will give serious thought to using existing equipment, thereby saving the county badly needed revenue. Perhaps also other county offices will follow the example set by Walker in looking for new ways to more efficiently serve the public.

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T APR 3 1978

Pilot project under way in downtown Terre Haute

City Planning (T.H.) Community Affairs File

By COLLEEN SIMS
Tribune Staff Writer

Construction was to get under way Monday on a long-awaited improvement project for the downtown area of Terre Haute.

Groundbreaking ceremonies to mark the beginning of construction on the

Sixth Street Demonstration Project, which is to be used as a pilot project for improvements in the downtown area, were set for 4 p.m.

Work is to be done on an area extending east and west from the intersection at Wabash Avenue and Sixth Street and north from that intersection to the

Cherry Street intersection.

The plan calls for the construction of bus stops and rest areas with benches, the planting of trees and shrubs, identification of pedestrian pathways, replacement and widening of sidewalks, installation of curb ramps for the handicapped, location of a drop-off area for the senior citizen residents in the soon-to-be converted Deming Hotel and extensive landscaping work including the construction of traffic islands on Sixth Street.

Efforts for improvements in the downtown area have been under way for several years, with much original work done by Sid Levin, who was then president of the Downtown Business Association.

Terre Haute Civic Improvement, Inc., a group formed last spring, has since taken over organizing and overseeing the downtown area improvements.

Funding for the Sixth Street Demonstration Project is to be provided from a \$347,000 grant from the Economic Development Administration and \$110,000 from the Civic Improvement group.

"I'm very pleased that we're finally getting something done that is physical and can be shown," John A. Logan, chairman of the board of Civic Improvement, Inc., said Monday.

Logan continued that "several things are going on behind the scenes" currently, which make him "very optimistic about the whole project."

Terre Haute Mayor William J. Brighton, who has worked with those attempting downtown beautification since taking office in 1972, called the beginning of construction "a gratifying moment."

"We're finally at some sort of construction point, after five years of study, work and about three different committees' input into doing something to beautify downtown," he continued. "Although it is not a project designed to enhance the entire area, it's a start and shows the willingness on the part of a lot of people and the consensus that something must be done in that area."

Vigo County Public Library

Community Affairs File

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T APR 14 1977 Community Affairs File

the EDITOR'S MAIL

The Tribune welcomes letters from readers. The briefer they are the better the chance of publication. All are subject to condensation or rejection. All must be signed. The Tribune does not necessarily agree with statements made and does not assume responsibility.

Dear Sir:

Everyone is talking about the condition of downtown Terre Haute and what can be done toward improvement of this area.

It has taken many years for us to deteriorate to where we are, so we certainly can't expect to get well overnight. I am happy to state that many things have been done recently that show interest and improvement. Our new street lights, the coordination of traffic signals, the improved attitude of this city administration including Mayor Brighton and Councilmen in trying to get something progressive going.

A bouquet of roses should also go to Dr. Richard Landini and Indiana State University for improvements and greenery on their parking lots that compliment downtown Terre Haute. Dr. Landini has constantly worked toward co-operation of Indiana State University in pushing for a more progressive downtown Terre Haute, one that is more palatable to the public.

I am happy to state that a committee, headed by the capable Dr. John Logan, is now working on new plans for beautification as well as parking.

Yes, something is being done to stem the tide of regression in downtown Terre Haute. We ask all citizens who are interested in a more progressive Pride City to get behind the program.

SIDNEY LEVIN

President, Downtown Business Association

Vigo County Public Library

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CRAWFORD TAKES ZONING CASE UNDER ADVISEMENT

City Plann.
(C.W.)

-General

City Court Judge Frank Crawford last week heard arguments in City of Terre Haute vs. Vego Chemical Co., Inc., a case based on a zoning complaint filed by Earl Davis of 1727 S. 17th Street. Crawford took the matter under advisement and will rule April 28, at 9 a.m. as the first order of business.

The dispute between Vego Chemical, of which Dr. Clyde Parrish is president, and residents in the area of the firm located at

SP APR 16 1977

1617 Idaho first surfaced at a July, 1975, city council session. In May, 1975, the firm's property was rezoned from residential to M-1, light manufacturing. At that time no opponents to the rezoning appeared. Prior to that time the company had been operating under a grandfather clause in the zoning law, although the city issued a permit for expansion to the firm in 1972.

A fire July 1 at the chemical company fueled the dispute; a city investigation ensued. The investigation did not end disagreements, however, and Davis has never stopped working to try to rid the neighborhood of the hazards he alleges exist from chemicals stored at Vego Chemical.

Steve Trueblood, assistant city attorney, is representing the city of Terre Haute and Tom Gelder, Vego Chemical. At issue is a provision of the zoning ordinance (1967) that limits storage of chemical substances in residential districts. Entering into interpretation of this are various provisions of the zoning law: the definition of spot zoning; the section stating that storage or manufacturing of products which decompose by detonation may only be in an M-2 district and then cannot be within 200 feet of any boundary of a residence; a provision that storage within 300 feet of a residence must be in completely enclosed buildings; definition of a building and of a permanent structure; definition of what constitutes fire or explosive hazards.

Testimony was presented indicating that Vego Chemical is within 15 feet of Davis' property line. The safety of materials stored in storage tanks about 15 feet high was disputed by the two sides. The 1975 fire was described in detail.

In addition to Davis, about eight residents of the neighborhood were present in the court; five corroborated Davis' testimony. Additionally, city building inspector Ernie Lowe appeared in behalf of the plaintiff.

Parrish was the lone defense witness; he testified after Gelder's motion for dismissal was denied. Parrish, who has a doctor's degree in chemistry and teaches at Indiana State University, pointed out that other businesses in the area include Indiana Gas and Chemical, Wabash Products, the L & N Railroad, B & C Wrecking. He said the storage tanks are not movable, and that they are vented in such a way that no vapors escape. He no longer uses the tank or the process that caught fire in 1975; tanks located close to the fire and containing more flammable materials did not catch fire at that time.

Vigo County Public Library

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Sp APR 30 1977

**DOWNTOWN RENOVATION PLANNING
PICKS UP NEW LEADERSHIP**

Community Affairs File

City Planning (T.H.)

Work has been going on quietly for several weeks on a possible plan for downtown renovation. Several downtown merchants and business leaders got together and organized the new effort because of some doubts that the joint city-Downtown Business Association plan would be sufficient to renovate the core of the city.

After bids were received on the downtown beautification program, Mayor William Brighton agreed to hold the bids for the maximum allowable 60 days while the new group undertook a crash feasibility study.

Dr. John A. Logan, retired president of Rose-Hulman Institute of Technology, is heading the effort which promises to be the most exhaustive and comprehensive look yet at the downtown problem.

Dr. Logan says the "best" city planners in the country are being contacted about Terre Haute and some have already been in Terre Haute.

Dr. Logan and members of the committee are concerned about raising false hopes about downtown renovation, a project which has been discussed here for two decades with little result.

However, Dr. Logan has assembled an impressive array of experts, local, state and national, and with the support of key financial leaders, it looks like this effort may be able to answer the basic question, "is the downtown any longer economically viable?" and can it be, if not.

Representatives of both downtown banks and the two remaining department stores are moving forces in the new effort, as well as Anton Hulman Jr., who owns a large share of real estate in the area.

If the committee decides not to do anything July 1, the ball will be back in Mayor Brighton's court concerning the proposed beautification project. It already has financial problems since bids were higher than estimated.

Viigo County Public Library

REFERENCE
DO NOT CIRCULATE

Sp JUL 16 1977

ours— City Planning

Time for enthusiasm

Enthusiasm is not a quality associated very often with Terre Haute. It is a slow-moving town which doesn't jump at every new bandwagon to come down the pike. That is part of its attractiveness, but also part of its problems.

Downtown has been a case in point. Like most other downtowns in Indiana and across the nation, Terre Haute's has been steadily declining as a retail center during the last two decades.

From time to time, various persons have come up with concepts and plans to reverse the slide, but a combination of factors have always prevented any radical change.

Malls, parking ramps, land authorities, special taxes, serpentine streets--the list of proposals goes on. While most of the ideas have had some degree of merit, nothing has ever come from them before.

High taxes, absentee landlords, power pockets, disinterest, complacency, greener pastures--you name them and they contributed to the decline. But the most important reason was the trend to shopping centers which the American auto, highways and changing housing patterns dictated.

While Terre Haute's downtown declined as a retail center it retained, and indeed increased, its importance as a service center. Financial institutions, government services and related functions have flourished. Meanwhile, churches, fraternal organizations and other important magnets remained.

But the turning point may have finally come. The migration of major retail establishments out of downtown has reached a dangerous point, an increasing number of buildings are vacant, property values are plummeting and the need for action is more evident than ever.

Enter enthusiasm.

Under the leadership of Dr. John A. Logan, downtown businessmen, bankers, educators, government officials and consultants have come up with a concept for the future restoration of the central city that makes sense.

It is not grandiose. It is not ivory tower. It is not political.

The concept seems well suited to Terre Haute and provides a flexible guideline for government, business and education interests to look toward the future. It avoids major destructive projects, costly and controversial construction projects such as a mall and parking ramps.

Instead the concept emphasizes relationships: people to space, ISU to downtown, the elderly to the young, the auto to its environment, history to the future.

Preservation and reuse is an outstanding feature of the concept developed by the local citizens in conjunction with the planning firm of Richard Dober and Associates. At the same time new construction and proper location of facilities is provided for.

The response has been enthusiastic, as well it should. The concept is feasible and that is the reason just about everyone who has been involved in the process likes the general outline. It is not a document made of iron; rather it is a guideline for the next ten years. It will not make anything happen, but it can provide an intelligent framework for private and public investment in the downtown.

Downtown Terre Haute will probably never be the retail hub again, but it will continue to be an important retail center. It will continue to be the financial, legal and governmental center. With the influx of elderly and the presence of Indiana State University, it will be the home of an interesting and exciting mix of people interested in consumer and cultural amenities.

Several longtime observers of the downtown scene have noted that never have so many diverse and powerful interests shown the kind of interest which has been demonstrated thus far.

Perhaps the downtown project will serve another, but very important function. It could coalesce and define a leadership element in the community which has been lacking for many years.

The revitalization of downtown is of crucial importance to the tax base of the community. But as important, it is crucial to restoration of civic pride.

The blueprint is there, the early support is there. Perhaps Terre Haute, having waited out the fads and the false starts downtown,

is now ready to be enthusiastic about a project which could add immensely to our city. We hope so.

Community Affairs File

Vigo County Public Library

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DO NOT CIRCULATE

Rezoning of Vego Chemical discussed

T AUG 3 1979

By BRYAN TAYLOR
Tribune Staff Writer

An attorney for owners of the property commonly known as Vego Chemical urged the City Council Thursday night to keep the property in its present industrial zoning classification.

Attorney Myrl Wilkinson said the property should remain zoned for business because it has no resale value as a residential property, a designation apparently proposed for the site at 1617 Idaho St.

Wilkinson was not the only person speaking about the property Thursday night. Residents from the area spoke in opposition to keeping the site zoned for industrial use.

An ordinance to repeal the industrial zoning classification for 1617 Idaho St. was one proposed measure discussed Thursday at the council's regular "sunshine meeting." Ordinances discussed Thursday are scheduled for action next week.

If the ordinance to repeal the industrial zoning for Vego Chemical should become law, the site would revert to the zoning classification it had prior to the industrial use approved in 1975, according to City Attorney James Smock. Minutes of a City Plan Commission meeting in May, of 1975 indicated the property was zoned at that time as a two-family residence district.

"There is no way that property can have any value for use as a residence," Wilkinson said. He said the owners want the right to sell it for business, a use it has had for the past 40 years.

Vego Chemical used the property for manufacturing and storage of chemicals. It was destroyed by fire in June. Residents have expressed concern for their safety because of the business and the site has been accused of some law violations in regards to the operations there.

City Planning (T.H.)
If a violation has existed at the site, a proper charge should be filed and the property owners should be given a trial under due process of law, Wilkinson said. "The council is taking upon itself to be prosecutor and judge," he added. In 1976, the property was found by City Court to be in violation of the zoning ordinance, records indicated.

Council member Pete Chalos said he did not think the council is out of line in voting on the repeal ordinance because the property owners indicated nothing flammable would be stored at the site when the industrial classification was granted in 1975.

Wilkinson said the business, which is moving to Illinois, has been subjected to a "campaign of harrassment" through continual government inspections and vandalism to property on the site.

Councilman William Jarvis said if the business "had been running the kind of shop they should have in respect to their neighbors," the inspectors would not have been there.

David Farris, a resident of the Vego Chemical area, said the firm stored flammable materials and the residents "were scared for our own lives and health." He added, "The will of the people should be voted on not the will of one man."

Also discussed Thursday were ordinances to rezone 1427 S. 25th St. for a music store and to rezone the northeast corner of Fifth Street and Lafayette Avenue for a motor vehicle sales office.

Other measures considered Thursday call for: appropriating \$8,000 for a new water tank at Highland Lawn Cemetery; amendment of a 1964 ordinance concerning the parking of taxicabs in congested districts; establishment of fire district zones; installation of a stop sign on Ninth Street at Kussner Street; and erection of a stop sign on 10th Street at Fourth Avenue.

Vlgo County Public Library

REFERENCE
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Community Affairs File



opera house exterior

Culture at Third and Ohio

City Planning (T.H.)

Community Affairs File

Jim Burns originally came to Terre Haute in 1975 while working on a City Options grant to produce a catalog/book of urban opportunities in 10 American cities. The book will be published next year as **Connections** by Dowden, Hutchinson & Ross, Inc., Stroudsburg, Pa.

One section of his Terre Haute report theorizes that the city needs a cultural focus, around which the unique creativity and cultural currents of the city might revolve and emerge.

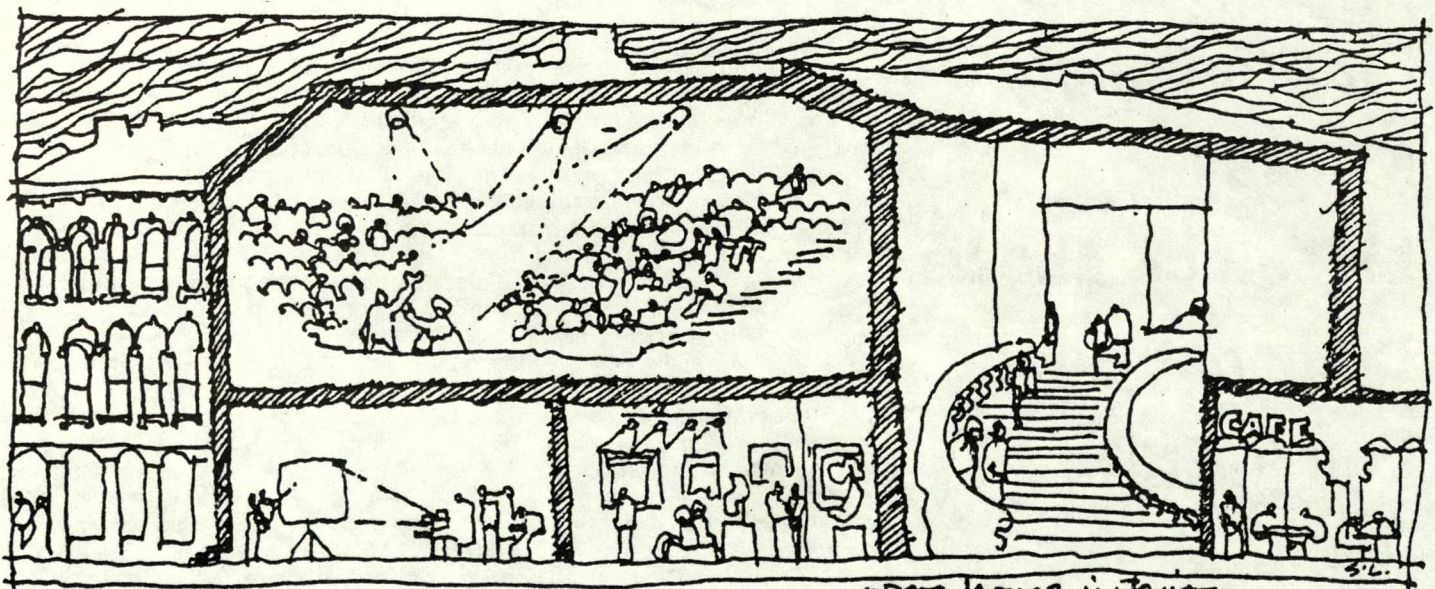
Burns suggests the old opera house building on the northwest corner of Third and Ohio streets as a possible center. Today, it is mostly vacant except for the CETA office on the main floor. Upstairs, the shell of the old opera house remains. Following are excerpts from his report.

This is a building with an appropriate history. First an opera house, it housed in later years a burlesque theater, and for a while the City Hall. It was the site of the conception of what ultimately became the American Federation of Labor. It is excellently situated to serve the people of Terre Haute, as well as attract tourist attention, for it is at the junction of major east-west and north-south highways.

The old Opera House should be used not just as a museum of Terre Haute's past, but as a living creative media center based on the past but

serving the future. There are many existing resources to draw on for a really exciting center. Films have been made that should be shown there: a thirties version of **An American Tragedy** with Sylvia Sidney and the fifties version called **A Place in the Sun** with Montgomery Clift, Elizabeth Taylor and Shelley Winters. Another Dreiser novel on film is **Sister Carrie** with Laurence Olivier and Jennifer Jones. A film musical life of Paul Dresser was produced starring Rita Hayworth (not in the Dresser role, in the one symbolized by the film's title, **My Gal Sal**).

There must exist reams of recorded material by Eugene Debs, perhaps newsreel coverage of his campaigns and speeches. Recordings and sheet music of Dresser's tunes abound. A more recent local poet, Max Ehrmann, can also be represented in the center through recordings and publications. And Terre Haute's significance in American labor must appear vividly here. But the center should not show just what is past. It should be an active center where people can come and create in many media: film, video, sound, graphics. The people of Terre Haute can use this place to send their own messages into the future the way Dreiser and Debs and Dresser did in the past.



opera house interior

Community Affairs File

Vigo County Public Library

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Planners request change in Sixth Street lighting

Community Affairs File

By COLLEEN SIMS
Tribune Staff Writer

A firm working on the renovation of the downtown area of Terre Haute has suggested that new street lighting installed in the area about a year ago be replaced.

Tom Stearns, a representative of Landplus West, requested the change of the lights on Sixth Street as part of a pilot project for the downtown area.

Stearns presented the request to the Terre Haute Board of Public Works and Safety Wednesday afternoon.

The board informed Stearns the city's budget had no money to pay for such a change, but did agree to hold final judgement until a cost estimate of the project is completed. The cost estimate is to be obtained within a week from

Public Service Indiana, represented at the meeting by Howard Williams.

The board decided if such a change is made, the money would have to be taken from the federal funding provided for the project.

Stearns' firm is calling for the removal of the present 25-foot sodium vapor lights installed about a year ago and the installation of 13-foot five-globe lamps.

William Freibach, A & F Engineering Co., was at the meeting to discuss the pilot project's proposal of replacing street signs which were recently installed by his firm as part of a local public works project. No decision for immediate action was taken on that matter.

New traffic signals for Wabash Avenue were also discussed.

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Vigo County Public Library

Community Affairs File

City Planning (T.H.)

T NOV 7 1980

Rezoning law change proposed by councilman

A change in the city's rezoning law is going to be proposed by City Councilman Ray Azar.

Azar reported at a Thursday night council discussion session that a recent rezoning ordinance brought to light a vagueness in the city's law regarding control of the land to be rezoned.

The councilman reported he plans to introduce an amendment to the law that says a person would not just have control of the land, but actually own it.

Last month, the council passed, with a 5-4 vote, a rezoning ordinance to allow a mobile home at 2912 N. 15th St. The woman wanting to locate the trailer on that site reportedly owned part of the property and was leasing the remainder with the intent to purchase, according to reports.

Some councilmen questioned how much control the woman actually had on the land and how that would affect the city's power to enforce the rezoning law.

Discussion of that piece of property will come up again next week when

the council meets in regular session. Mayor Pete Chalos did not sign the ordinance into law and that means it was vetoed.

Various other ordinances were discussed by the council Thursday night. Most of the bills reviewed are to be considered for action at next week's regular session.

One item discussed seeks to annex 5300 Dixie Bee into city limits. Councilman William Jarvis said the ordinance is only for .186 acres of land and he does not think that is enough land to merit the city's cost of providing services there.

Reports indicate the site is a vacant service station and that some type of liquor business is being planned for the property. No one connected with the property was present at Thursday night's meeting.

Also covered Thursday night was an ordinance to rezone the northwest corner of Seventh and Voorhees streets for commercial use. The site has housed a service station for years and it was zoned residential when the zoning laws took effect. A report to

the council indicated the service station has been leasing the land from a church and now it wants to buy the site.

Another rezoning ordinance discussed seeks to put a parking lot at 1517 N. Sixth St. for a medical sciences building.

Numerous traffic ordinances were discussed Thursday night. Some ordinances are seeking yield signs on: Layher at Greenwood; Seabury at 13½ Street; Harrison at 13½ Street; and Idaho Street at 29th Street.

Stop sign ordinances also were discussed for four "T-street" intersections — on Barbour Avenue at Ninth Street; on Woodlawn Avenue at Eighth Avenue; on Grand Avenue at Ninth Street; and on Douglas at East Lawrin.

Another bill discussed seeks to make Wheeler Avenue one way west from 9½ Street at Wheeler Avenue.

Two appropriation ordinances for Hulman Links also were discussed, but they are to be withdrawn by the Park Department.

Community Affairs File

Vigo County Public Library

REFERENCE
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Zoning discussed; Jarvis walks out

By BRYAN TAYLOR
Tribune Staff Writer

City Council discussion of local zoning requirements resulted in one councilman walking out of a Thursday night meeting prior to its adjournment.

The council met in regular session Thursday and approved rezoning of 3161 Linden St. for a mobile home, but

City Council (T.H.)
not without a spirited discussion on the proper posting of properties for which a zoning change is being sought.

A few minutes after that ordinance was passed, Councilman William Jarvis asked to be excused from the meeting. Permission was granted and he left.

Jarvis said during a telephone in-

City Planning (T.H.)
terview this morning that he left the meeting before it was over because he was "disgusted with the way they were running the meeting."

Prior to approval of the rezoning request for 3161 Linden St., Jarvis contended any passage of the ordinance would not be legal because the property was not properly posted with a notice that a zoning change was being sought.

City law requires a property be posted with a sign telling it is being considered for rezoning at least 10 days prior to any council action on the request. Jarvis said the property up for action Thursday night was not posted in time for the council to take action at this month's meeting.

At last week's council sunshine meeting, Jarvis said if a property is not properly posted and a zoning change is passed, the action could be illegal.

A letter from an Area Planning Department employee was read aloud Thursday night and it stated the property was posted for rezoning on Aug. 22. That would have been within the proper limits.

Jarvis said he disagreed with the letter. "Someone's not doing their job and they're trying to cover it up," he said. As of a week ago Thursday, the sign was not up, he said.

However, on the day after the

Community Affairs (T.H.)
"sunshine" meeting, Jarvis said he saw a sign laying down on the property. He contended that sign was placed there after the "sunshine" session.

After last week's council session, the TRIBUNE contacted the building inspection department and an employee there stated the property had been posted within the proper time limits. Reports indicate that department has the responsibility for posting properties being considered for a zoning change.

Jarvis has continually stated properties up for rezoning need to be posted properly so neighbors will be aware of changes that could affect the welfare of their neighborhood.

The council finally voted 6-1-1 in favor of the zoning change for 3161 Linden St. Jarvis abstained from voting and Councilman Ray Azar voted against it "because of a cloud of doubt."

Other council members said they felt enough evidence had been presented that the property had been properly posted. No one from the involved neighborhood showed up at Thursday's meeting to protest the zoning change.

Another zoning bill up for action Thursday night was tabled for further study. It is seeking to put a mobile home at 2912 N. 15th St.

SEP 12 1980

S MAR 12 1980

To the Editor of The Star:

As I drove to the post office this morning (March 5), I encountered the wrecking crew tearing down the former YWCA building on North 7th Street. (It mirrored the tearing down of the former Root store I passed downtown.) I feel that I reside in a city where the tearing down and non-utilization of empty buildings is more the norm than any attempt at restoration, preservation, or finding alternative uses. This city is taking on the appearance of being demolished or bombed out after some drastic war and the only attempt at new construction resembles parking lots.

I happened on an account of the efforts of a local group to buy the YWCA and convert it to apartments, shops, and utilize its architectural and community history, in the Indiana State University paper. Why was this effort not more widely

publicized by the media in Terre Haute to generate more knowledge and support?

I constantly read articles about how the redevelopment committee has met, and the mayor has said this and the university proposes this, but nothing gets done, a lot of talk is reported and little action. There are a lot of fine plans and ideas floating around but none of them ever take root. There are many examples of early Terre Haute architecture standing vacant: the Emeline Fairbanks library, the former bus terminal arcade which could be used to prove that this city is proud of its past and wants to make it a more creative and appealing place to live and visit.

I cannot understand how Indiana State University can rationalize demolishing the YWCA building for approximately 20 parking spaces. If the university did not want to sell the building, why did it not utilize its dormitory-like construction to solve its own housing problem where students are crowding into three-bed dorm rooms designed for two? Why didn't the university think of positive uses instead of the negative solution to just spend the money to tear the building down.

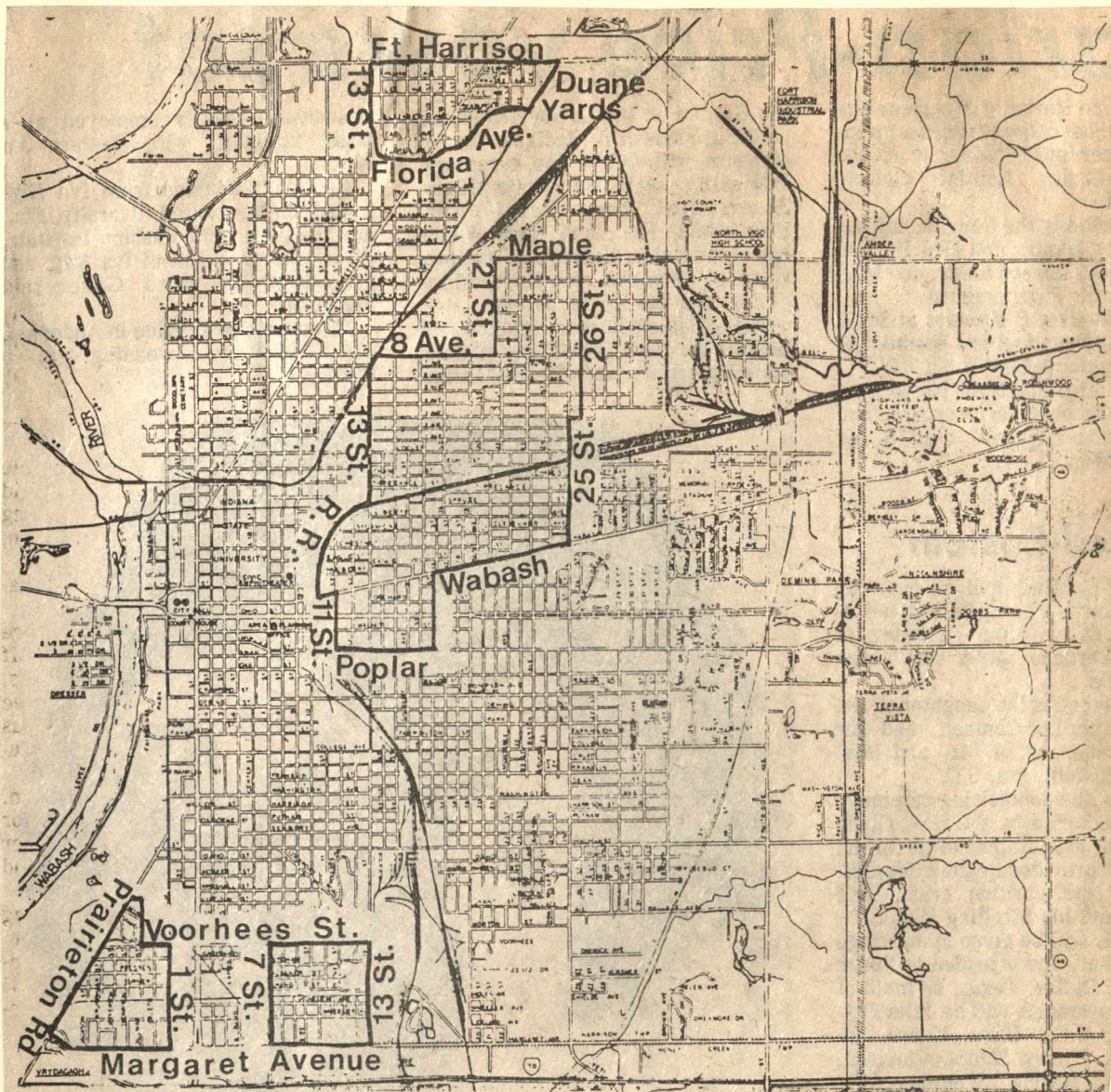
Other cities are recognizing the need to change their expectations of the downtown business area and are making alternative plans to revive and stimulate that area. Baltimore has a "shopsteading" program where young businesses can move into the area and restore buildings. Some of the people in Terre Haute have very good ideas to stimulate and restore our downtown and buildings that exemplify our past, but ideas are not enough when the only action is demolition and not restoration.

DOROTHEA LEWIS
Terre Haute

Community Affairs File

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Vigo County Public Library



Section 312 Rehabilitation Boundaries

City Planning (T.H.)

T APR 30 1980

Rehabilitation target areas listed

Four target areas for the city's 3 percent rehabilitation loan program have been announced by Mayor Pete Chalos.

Residents in the target areas may apply for housing rehabilitation loans of up to \$27,000 at a 3 percent interest rate.

The loans provide direct federal funds at 3 percent interest rates for a 20-year period, according to a release from the Terre Haute Area Housing Authority office.

The total amount of each loan can only be used to cover the cost of housing rehabilitation construction. Loan funds cannot be used for refinancing or acquisition of property, according to the Housing Authority.

At least 60 percent of each loan must be spent to bring the house up to local building code standards. The remaining amount can be used for general improvements.

Applicants must live in one of the target areas

and be an owner-occupant of the house. All rehabilitation work must be done by licensed and insured contractors.

The income limits to determine eligibility are based on the number of persons in the family.

No. in family	Max. income
1	\$12,250
2	\$14,000
3	\$15,750
4	\$17,500
5	\$18,550
6	\$19,650
7	\$20,750
8	\$21,850

Applicants must show proof of their ability to repay the loans.

Interested persons should contact the Housing Authority's Department of Rehabilitation for additional information.

Block Grant funds being sought by city

T MAR 17 1980

The city's application for its 1980 federal Community Development Block Grant money was sent Friday to the Department of Housing and Urban Development.

Terre Haute's block grant allocation this year is \$2.5 million.

Among the projects being sought by the city are a fire station, park improvements, street resurfacing, residential rehabilitation, demolition of condemned structures, and site acquisition for housing.

Final approval of the application by HUD should come sometime near the first of June, according to Delores Hugg, office manager for the local Department of Redevelopment, one of the agencies involved in preparing the application.

The city's application is broken into five projects—four covering specific neighborhoods and one covering the community as a whole.

The community-wide project calls for construction of a fire station at Ninth Street and College Avenue, according to the application. In conjunction with that construction the city has proposed purchase of fire equipment and installation of a mini-park next to the station.

Also sought in the community-wide segment is resurfacing of 12.3 blocks of city streets, repair of 9,937 square feet of sidewalk, construction of 3,800 linear feet of curbs, construction of 22 new sewer inlets, demolition at 15 sites and rehabilitation of 24 dwellings.

Overall on the community-wide segment, the city is planning to spend \$760,625.

The neighborhood areas listed in the application are: Highland in the north central part of the city, the Central Eastside, Margaret Avenue/Krumbhaar on the southwest

side of the city, and Seventh Street to 13th Street between Voorhees Street and Margaret Avenue.

Work proposed for the Highland Area includes resurfacing of 26 blocks of city streets, construction of 1,900 linear feet of curbing, rehabilitation of 12 dwellings and demolition of eight condemned structures. A total of \$170,813 has been earmarked for that area.

In the Central Eastside area, the city is planning to spend \$809,624 of its block grant allocation. Proposed projects include improvements at the Spencer F. Ball Park, resurfacing of 78 blocks of city streets, 22,358 square feet of sidewalks, 5,700 linear feet of curbs, 41 sewer inlets, rehabilitation of 35 dwelling units, demolition of 23 dwelling units, and acquisition of about 94 sites for housing construction.

About 20 blocks of streets are to be resurfaced with block grant money in the Seventh-to-13th street area. Other work proposed included 2,850 linear feet of curbing, 14 sewer inlets, 7,453 square feet of sidewalks, rehabilitation of 12 dwelling units and demolition of eight condemned dwelling units. A total of \$196,125 is to be spent there.

The same projects are planned for the Margaret Avenue/Krumbhaar area with the exception of sidewalk construction. Instead of sidewalk construction, the Margaret Avenue project calls for upgrading of Voorhees Park. The total block grant price tag on that area is

\$228,313.

Administrative costs for the total application were listed at \$279,300.

Community Development Block Grant money is for low and moderate income areas as designated by HUD.

Vigo County Public Library

REFERENCE

DO NOT CIRCULATE

Public will determine fate of Fruitridge interchange

NOV 5 1978

CITY PLANNING - T.H.

By ROB ALLEN

Tribune Staff Writer

A Fruitridge Avenue interchange for Interstate 70, though still alive, is still very much up to the Terre Haute community, according to a state highway development official.

Walt Frick, contacted Monday morning, said state highway planners will be conducting studies on the possible interchange under the 1980 through 1982 state capital improvements program.

Those studies will focus on the location, socio-economic effects and environmental impact. After the Environmental Impact Study is completed — which could take two to three years — a public hearing providing community input will be conducted.

"No one can assume the interchange will be built," Frick said. "It still depends on the general community." Included in consideration of the community's input will be the Terre Haute City Council defeat of the Fruitridge plan last year.

"That action will have an impact," Frick commented. "Proper weight will be given to that situation."

The city council rejected the Fruitridge interchange when asked to approve the overall transportation plan that had been prepared by Vigo County's Area Planning Department. Residents of the Fruitridge area voiced concerns about having the interchange there.

The plan had received approvals from the area transportation technical and policy committees. The transportation policy committee is

made up of elected and appointed government officials.

Area Planning Department transportation planners said preliminary studies indicated the I-70 interchange was needed and the Fruitridge Avenue site was the best location.

Interestingly, even if the community wants the interchange, time could ultimately keep it from being a reality. Federal interstate regulations require all environmental impact studies on major improvements to be completed by Sept. 30, 1983. In addition, plans for construction must be submitted by Sept. 30, 1986. As mentioned, the environmental impact study could take from two to three years to complete.

Also, Frick said ultimate federal approval of the interchange would depend on assurance that roads designed to handle traffic from the interchange would be ready for the traffic.

Such planning may indicate the necessity for widening Fruitridge Avenue to four lanes from I-70 to Wabash Avenue and widening Springhill Road to four lanes and extending it to the interchange.

Frick said planning for possible changes would be the responsibility of the local agency that has jurisdiction over them. Frick indicated he did not know how long such planning would take, but it should not take as long as planning for the interstate itself.

A primary reason for considering the interchange is to alleviate the present traffic situation on Third Street and U.S. 41.

Community Affairs File

Vigo County Public Library
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DO NOT CIRCULATE

Community Affairs File

City Planning T.H.

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First Downtown Plan Gets Public Approval

By GLADYS SELTZER
Star Staff Writer

By 4 p.m. Thursday some 125 Terre Haute citizens had stopped by the former Deming Hotel to see the design in a schematic drawing of the plan for the Phase I demonstration project for the downtown improvement strategy and their response was "enthusiastic," according to Prof. Duane Sorensen, executive director.

He said that except for a couple of negative comments, those who saw the drawings, on display between 11 a.m. and 6 p.m., indicated agreement with the plan for improvements at Sixth Street and Wabash Avenue and along Sixth Street between Ohio Street and the north side of Cherry Street.

Phase I is part of a three-step strategy initiated in April by concerned citizens for revitalization of the downtown Terre Haute area for the benefit of the entire community.

The drawings show flushed curbing at the intersection of Sixth Street and Wabash Avenue as an aid for handicapped persons; a turn off area in front of the Deming Hotel and flush curbing there when the building becomes housing for the elderly and attractive bus shelters and flush curbing near the northwest and southeast corners of Wabash Avenue. All crossings will have flush curbs.

Sorensen said the street widths will

remain the same for moving traffic, but parking will be eliminated on the east side of Sixth Street in order to provide space for the walkways.

A number of trees will be planted along both thoroughfares and will be stock five to six inches in diameter. The lowest branches will be some seven feet above the ground to allow complete visibility for drivers. The trees will be permanently irrigated, Sorensen said, and pipes will carry water to the roots.

It is anticipated that bids will be advertised next month. Construction, originally scheduled to begin Jan. 8, weather permitting, has been set ahead and the target date is now Jan. 1 if the weather is favorable.

The streetscape plans were developed by Landplus West, the Muncie landscape planning and architectural firm. The area was chosen for the demonstration project because it is a middle of the road, interface with Indiana State University and the proposed renovation of the former Deming Hotel which for the past several years has been a Conference Center for the University.

The Economic Development Administration approved a \$347,000.00 federal grant for the work and \$110,000.00 has been contributed by Terre Haute Civic Improvement, Inc., the not-for-profit group organized to undertake the downtown improvement project.

Community Affairs File

REFERENCE
DO NOT CIRCULATE

Vigo County Public Library

City Planning (7 H)

Zoning change hits snag

Sp OCT 7 1978

The City Council, at its last meeting, approved a zoning ordinance requiring fewer parking spaces for governmentally-assisted housing. However, an apparent mix-up by the council may require passage again.

It all started with Special Ordinance 42, 1978, which passed the recent meeting with little attention. It appeared on the agenda before the transportation plan, which was the hot issue of the night.

Kirby Smith, director of the Housing Authority, explained that the ordinance would amend the zoning code, which requires 1.2 off-street parking spaces for each apartment dwelling unit, so that governmentally assisted housing for elderly and handicapped will only be required to provide one-half a parking space per dwelling unit. This is more than the one-third space per unit required by the federal government and is completely adequate, he said.

Garfield Towers, with 152 apartment units, has 54 parking spaces, Smith said, and residents own only 42 cars. Garfield Gardens with 60 units has 23 parking spaces and has no problem, Smith said.

Smith noted the ordinance did not receive consideration from the City Planning Commission because that board could not get a quorum for its meeting. He said the Housing Authority's attorney advised ap-

proval by the council was all that was necessary. Smith explained the change is needed in order to complete sale of bonds on the Deming project.

S.O. No. 42 was approved unanimously. Only Gene Trummel and Pete Chalos, councilmen, asked questions. Trummel wondered about providing off-street employee parking; Smith replied that there is usually plenty of excess space for them. Chalos asked Smith if emergency vehicles will be able to get around the Deming and provide adequate service, which received an affirmative response.

Apparently, the Housing Authority sought a change in the law rather than a variance to avoid the need for repeated action in the future. The law will apply to all governmental housing for the elderly, thus it may also apply to single family units, a situation one Area Planning official termed a potential problem. However, Area Planning was not consulted about the proposed zoning change.

Because of a misunderstanding, the ordinance was never filed with the City Planning Commission by the City Clerk's office, thus the City Planning Commission didn't meet because there wasn't any business.

Though it all passed, there was a snafu somewhere and at press time, it looked as if the whole process would be gone thru again.

Community Affairs File

REFERENCE
DO NOT CIRCULATE

Valgo County Public Library

Architectural panel discusses downtown

Community Affairs File
T NOV 23 1979
City Planning J. H.

The Architectural Commission of Terre Haute Civic Improvement, Inc. recently met to discuss various issues related to the downtown area.

The commission chairman, William Pickett, said the group discussed its hope the commission would be consulted about the design of any new structure built by the Terre Haute First National Bank.

The group also looked at the need for the board of Terre Haute Civic Improvement and its executive committee to work closely with mayor-elect Pete Chalos. The effort will be "to coordinate public and private efforts to revitalize the central business district."

In other activity:

- Several commission members will meet next week to begin compil-

ing a comprehensive listing and description of all institutions, committees and commissions involved with Terre Haute revitalization and development.

- The commission discussed the need for a separate organization concerned solely with historic preservation.

- Copies of a proposed architectural guide for Terre Haute were distributed to the commission members and will be discussed at a later date. Copies are available at the Civic Improvement office, 511 Wabash Ave.

- The commission discussed the need for identification of urban funding development programs available through the U.S. Department of the Interior, Department of Housing and Urban Development and the Small Business Administration.

Wigo County Public Library

Community Affairs File

REFERENCE
DO NOT CIRCULATE

City - Planning - T.H.
**Redevelopment group
reviews program
for grant funds**

1 MAY 21 1980
Terre Haute's Redevelopment Commission received and reviewed this morning the proposed work program for the Community Development Block Grant Funds the city is to receive next year.

Included in the work reviewed by R. Marc Elliott, director of the Department of Redevelopment, was the acquisition of 126 land parcels for housing, the demolition of 68 substandard structures, renovation of various park facilities (including Spencer F. Ball Park and Voorhees Park), construction of a fire station at Ninth Street and College Avenue and public site improvement at four target areas in the city.

At press time today, the commission was receiving a review of the energy conservation program that measures heat loss in local homes. Also on the agenda was a discussion of staff positions for the department. A proposal has been made to add three more administrative-level posts in the department.

Vigo County Public Library

REFERENCE
DO NOT CIRCULATE

Community Affairs File

Mayor Takes Fourth Neighborhood Walk —

Citizen Effort Sought

S MAY 26 1980

By J. BLAINE AKERS

Star Staff Writer

When Pete Chalos became mayor less than five months ago, he promised he would spend time out of his office talking with the people about the problems in their neighborhoods.

Monday, Chalos and a group of department heads completed their fourth neighborhood walk delivering the promise to go out and meet the people of Terre Haute and discuss their needs. Delivering immediate answers to those problems, however, could be a Titanic task for the Chalos administration.

Problems such as broken sidewalks, clogged sewer inlets, condemned houses, trashy lots, and chuckhole-riddled streets are common throughout the city, but the manpower and funds to replace, repair, raze and resurface are limited.

Chalos has designated certain parts of the city as "target areas" where federal funds from such programs as Community Development, Urban Development Action and Section 312 rehabilitation are to be used.

But, the mayor contends many neighborhood problems can be corrected by neighbors themselves.

"The city is willing to do its part, but it is past time citizens became concerned about their own property and their own neighborhood," Chalos said.

The mayor said one of the greatest complaints he receives is about unkempt property. During a tour Monday of the southeast part of the city, Chalos repeatedly made note of weed-infested lots and property where everything imaginable had been deposited.

"People need to take better care of their property. We saw a lot of property that's just been neglected. This degrades the neighborhood and it's an insult to people who work hard to keep their lots looking nice," Chalos remarked.

Chalos intends to organize a city-wide cleanup project later this summer and has promised to volunteer city equipment and manpower to give Terre Haute a new look. Details of the project are to be announced in about a month.

The broken sidewalks and condemned houses are to be a part of the federally-funded programs, Chalos said. Tearing down a condemned house, however, doesn't solve the entire problem, the mayor explained.

"After we get done tearing down these condemned structures, what we are going to have is a bunch of empty lots. If the lots aren't taken care of, then you have another problem," he said.

Chalos wants to work with the Terre Haute Housing Authority to locate federally funded "turnkey" housing on lots where condemned housing has been razed.

"Instead of a vacant lot these sites could be developed into federally subsidized housing," Chalos said.

Recently, the city building inspection office issued 50 notices to property owners ordering them to clean up their property. Chalos said there should be fewer trashy lots to contend with in the next few months because of the city's new health nuisance ordinance.

Also, CETA workers are being used to help the city administration clear and cut lots which are eyesores to neighborhoods.

Repairing streets is a perpetual problem, but cleaning sewer inlets and removing grit from city streets to improve drainage is a priority item with Chalos. He said he will use both street department and sewage treatment plant employees to fix the sewer inlets.

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Vigo County Public Library

Community Affairs File

City Resubmits CDBG Application

MAR 18 1980

Terre Haute's amended application for this year's federal Community Development Block Grant funds of \$2.5 million has been sent Friday to the U.S. Department of Housing and Urban Development.

Mrs. Dee Hugg, office manager for the Department of Redevelopment, said the projects include construction of a fire station at Ninth Street and College Avenue and purchase of fire equipment as well as installation of a mini-park adjacent to the station. This is the site of the former Cruft School which was demolished. The community-wide segment of the application includes street resurfacing, sidewalk repair, construction of new sewer inlets and demolition and rehabilitation of dwellings. The community-wide segment of the proposal totals \$760,625.

The application includes funds for four specific neighborhoods. These are Highland Area, \$170,813; Central Eastside area, \$809,624; Margaret Area/Krumbhaar area, \$228,313, and Seventh Street to 13th Street between Voorhees Street and Margaret Avenue, \$196,125.

Funds in the four neighborhood areas will be spent for street resurfacing, residential rehabilitation, demolition and site acquisition for housing.

Mrs. Hugg said the amended application called for increased amounts for acquisition of property from \$135,000 to \$225,000 in the total grant. Of this Central Eastside area would receive an additional \$60,000 and the community-wide segment, an additional \$30,000. There was also an increase in some proposed curbing work.

Community Affairs File

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Five Comment On Grant Uses

City Planning (T.V.)

MAY 8 1980

Five citizens appeared Wednesday afternoon to comment on past uses of Community Development Block Grant funds at the first of two public meetings for this purpose in City Hall.

Representatives of the Khrumbhaar and Central Southside Neighborhood associations commended work done on sidewalks and streets in the respective areas. Marc Elliott, executive director of the Terre Haute Department of Redevelopment which scheduled the hearings, explained oral comments would be part of the performance report to be submitted.

He also noted the performance reports submitted to the U.S. Department of Housing and Urban Development are on file in his office and available to the public. Elliott also answered questions about the condemnation process and purchase of condemned dwellings by individuals wishing to do this and improve such a property.

Mrs. Doris Dicus of the Central Southside group pointed out that sidewalks from 20th and Hulman streets north to Washington Avenue have been marked for repair for the last two years but thus far nothing has been done. Another individual from that area asked about junk cars at 19th and Morton streets.

The second public hearing for comment will take place at 7:30 p.m. Friday in the City Court Room in City Hall.

Community Affairs File

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City Planning (T.H.) T APR 23 1990

Federal grant programs explained

Federal grant programs for commercial and residential rehabilitation were explained to local contractors, real estate agents and financial business representatives Tuesday afternoon during a City Hall meeting.

Many programs are available, but not too much is known about them, Mayor Pete Chalos said in explanation of Tuesday's meeting.

Chalos and Housing Authority Director Kirby Smith outlined the following programs Tuesday afternoon: Urban Development Action Grant (UDAG); Community Development Block Grant; and the Section 312 rehabilitation loan program.

The contractors, lenders and real estate agents can help people spread the word about the programs because they deal with people who may be wanting to rehabilitate their properties, Chalos said.

The UDAG program is one of the newest assistance programs available in Terre Haute, Smith said.

In 1979 the city received a \$1 million federal grant to be matched by about \$4.5 million from local lenders for commercial and residential rehabilitation.

So far, 25 loans have been arranged under that grant, according to Harold Baker, UDAG coordinator for Terre Haute.

Approximately \$180,000 for commercial loans and \$550,000 for residential loans are left from the original grant, Smith said.

When the money from the first UDAG grant is spent, the city can then begin spending the \$1.2 million UDAG grant awarded this year. It is solely for residential rehabilitation and although it has been approved, the money probably will not be

available for the next few months, Smith said.

Another program is the Community Development Block Grant (CDBG) funding. It covers a variety of community improvement projects, but the city has earmarked some of it for housing rehabilitation.

The CDBG money can be spent in four local target areas: Highland; Central Eastside; Margaret Avenue/Krumhhaar; and Seventh Street to 13th Street between Voorhees Street and Margaret Avenue.

The Section 312 program provides direct federal loans for home improvement loans.

People wanting to know if they qualify for any of the assistance should call city officials at 232-7208 or 235-7350. Some specifics of the three programs follow:

- **UDAG** — This program provides a subsidy of up to 25 percent of the cost of a total home improvement loan. For businesses, the amount varies as a percentage of total construction cost. Work that can be done through this program includes wiring, plumbing, heating, weatherization, interior remodeling, aluminum siding, painting, or any other approved improvements. To be eligible for the program the involved property must be in an area bounded by Eighth Avenue, the Wabash River, Hulman Street and 19th Street. Seven financial institutions are participating in the program.

- **CDBG** — This money is designed to serve low and moderate income areas. Funds are limited to installing, repairing or replacing items that seriously affect health and safety in a home. The maximum grant is \$7,500 and eligibility is based upon certain

income limits.

- **SECTION 312** — This program provide direct home improvement loans at three percent interest for a 20-year term. For a single family structure, loans may not exceed \$27,000 and preference is given to low and moderate income applicants in the approved block grant areas. Multifamily structures must contain five units or more.

Local Housing Authority Makes Pitch For Grant

S JAN 25 1979

By GLADYS SELTZER
Star Staff Writer

A representative of the Terre Haute Housing Authority Wednesday presented a proposal for use of Community Development Block Grant funds during the second of three public hearings for comment and suggestions for possible uses of these federal grants at the Office of Redevelopment, 417 S. Fifth St.

Harold Baker III, acting director of rehabilitation programs for the authority and its coordinator for the Urban Development Action Grant (UDAG) program, presented the program content proposal funds for which would come if approved from the U.S. Department of Housing and Urban Development (HUD). No specific amount of money was mentioned in the proposal.

The proposal listed six specific items for which the funds would be used. The proposal stated "recent and specific Indianapolis HUD Area Office directives to the City of Terre Haute and the local programs of housing assistance require these items to support both the housing needs of the city and the specific rehabilitation needs."

Uses for the block grant were listed as follows:

- A housing development and rehabilitation plan for the city to include the development of a comprehensive housing assistance plan for the city without which Terre Haute "cannot expect a level of funding for assisted housing the community will require to provide decent, safe and sanitary housing for low to moderate income persons."

- Development of rehabilitation administrative and reporting systems and procedures ... appropriate for the expanded rehabilitation program now and its planning for the future; the systems need to include accounting and financial elements to meet HUD criteria as well as local requirements.

- Technical assistance to neighborhood citizens' groups to prepare neighborhood revitalization plans; during the past year, a number of neighborhood groups have become active and are seeking assistance from the city and its agencies.

- To comply with HUD requirements and meet local needs, the city should update its housing survey data bank so it will be consistent with the new housing development and rehabilitation plan.

- Rehabilitation staff costs: the city's expanded rehabilitation program, including not only community development block grant rehabilitation but also a new Section 312 program, requires additional staff to meet HUD production requirements and local needs.

- Rehabilitation overhead costs: a proportional amount of operational expenses are "essential" to the rehabilitation program. They may include among other items, legal, accounting, planning and evaluation, research, utilities, office space, travel expenses, secretarial help and executive overhead.

City Planning (TH) CDB6

Baker said in regard to rehabilitation staff costs, the \$350,000 in community development block grant funds now in hand and \$43,000 of the new Section 312 program will have been spent by May 29. He also noted the housing authority now has three rehabilitation staff members and a fourth person is expected to be hired.

Robert Payne, executive director of the Department of Redevelopment, said a housing survey was made four years ago and the funds requested would keep it up to date. Baker said Dr. Pete Barton of Indiana State University had done this survey and in this housing survey data bank has all kinds of information about specifics of housing conditions in the city.

Payne also pointed out it would take a "lot of our (staff) time to prepare a block grant application" and added the application is due Jan. 29 for A-95 review by West Central Indiana Economic Development District. He said specific dollar amounts would be needed for the application.

Baker said in the past an annual report was submitted to HUD on community development block grant and housing activities but now HUD wants reports "on a monthly basis."

Also attending the meeting was Pete Chalos, city councilman, who said there was a water problem in the area at Hulman and 19th and 20th streets and Payne said he would check on sewer inlets in the area. Chalos also suggested any block grant funds spent should be for a "complete job" in any given neighborhood. He also stated some areas of the city "never get anything" and cited as such an area from Margaret Avenue to Hulman Street, Terre Town and north from 25th Street.

Payne pointed out his department was "still bound by that low to moderate income criteria" for areas where work could be done from block grants.

The third public hearing was scheduled for Wednesday night, if weather permits.

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Community Affairs File Vigo County Public Library

Advisory committee announced by mayor for nominations of local historic buildings

By PATRICIA KRAPESH
Tribune Staff Writer

Stressing "economic feasibility" as the criteria for review of a survey for the nomination of buildings in the downtown Terre Haute area to the National Register of Historic Places, Mayor Pete Chalos announced Wednesday the names of a six-person advisory committee for this purpose.

The committee's task will be to study and identify structures listed in a 100-page nomination report completed this summer by William Selm for Terre Haute Civic Improvement Inc.

Out of more than 340 structures inventoried in the downtown area by Selm, over 100 have been categorized historically "outstanding and notable," according to William Pickett, THCI Architectural Commission chairman.

Advisory committee appointees in-

clude Louis Glascock, city engineer; Liz Davis, realtor; Anna Chalos-McAleese, of the Illiana Arts Council; Donald Smith, president of Terre Haute First National Bank; Shelton Hannig, contractor; and William Pickett, chairman of the THCI architectural Commission.

Criteria for reviewing the survey of historic structures by the committee will be to identify the buildings "that have realistic potential for being preserved when viewed from a composite architectural, historical, structural, and market perspective," according to the mayor.

The group of six will be working jointly with the city's Department of Redevelopment. Mark Blade, assistant director of the department, will coordinate the committee's findings.

Chalos said the group would probably have its first meeting next week.

"We'd like to do this as quickly as possible," he said, "because lots of buildings in this study are also part of the downtown project. So we want to do a determination...before we get too much further along in our other study."

Eligibility for federal funds for remodeling and possibly for restoration were the two factors cited by the mayor as advantages to a building being accepted to the National Register for Historic Places.

From among the buildings included in the initial survey conducted this summer of historic sites in the downtown area, the committee will recommend its findings to the Redevelopment Department which will then make the final determination.

"My feelings about preservation are that before we try to preserve a building, the determination be made if that building has any financial

use...that there is somebody or some organization that has the money to upgrade it, keep it for use," the mayor explained.

When asked about the recent efforts and concerns over preservation of the Indiana Theater building at Seventh and Ohio streets, the mayor said, "My criteria for the Indiana Theater will be the same as for any other building. Any group that wants us to keep it or wants to keep it...do they have the funding to pay the utilities, pay the repair bills, or are they asking for somebody somewhere else to come up with the money to do that?"

"Budgets are very tight for all governmental agencies and unless the building can be economically profitable...I know we're not asking the people of Terre Haute to support buildings unless they see a return from it," he added.

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Vigo County Public Library

City Planning (TH.) - Terre Haute Civic Improvement

Historical district plan approved

DEC 6 1979

Final revisions for an architectural guide and a decision on a proposed downtown historic district were made Tuesday during a Terre Haute Civic Improvement architectural commission meeting.

The architectural guide will be for use by the Terre Haute Housing Authority for its screening of applications for Urban Development Action Grants (UDAG) for commercial and residential rehabilitation, noted William Pickett, commission chairman. The guide, which received final revision approval during Tuesday's meeting, is being compiled by planning consultant Jim Burns of San Francisco.

The proposed downtown historic

district of buildings and sites will be nominated to the National Register of Historic Places. Pickett said if such a district is accepted by the Register, property owners in the district will be eligible to apply for matching federal funds for rehabilitation and tax relief for the completed work.

Boundaries for the proposed historic district will be presented at a public hearing in January.

The proposed district comprises mostly commercial buildings in the area bounded by Poplar St. on the south; the Big Four Station to the north on Seventh St.; the Louisville & Nashville Railroad tracks and train shed on the east and the Wabash

River to the west.

Pickett urged acceptance by the community of the proposed district and its boundaries and feedback from the public "because the proposed district can be revised in different ways.

"These are the general boundaries within which there are five core areas which can be considered as part of the proposed district," he said, "as well as certain other structures outside but near the core areas."

Most of the structures and sites, he said, are along Wabash Ave. and Seventh St., and several owners or organizations have already asked that their buildings be included in the district.

Community Affairs File

Vigo County Public Library

REFERENCE
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Historical District To Be Charted

DEC 6 1979
S. DEC 6 1979
City Planning
Terre Haute Civic Improvement's architectural commission, at its meeting Tuesday afternoon, approved final revisions for an architectural guide and decided on a proposed downtown historic district.

Prof. William Pickett, commission chairman, said the architectural guide, compiled by planning consultant Jim Burns of San Francisco, will be for use by the Terre Haute Housing Authority for its screening of applications for Urban Development Action Grants (UDAG) for commercial and residential rehabilitation.

The proposed historic district of buildings and sites will be nominated to the National Register of Historic Places. If such a district is accepted for the register, Pickett explained, property owners in this district will be eligible to apply for matching federal funds for rehabilitation

and tax relief for the work done.

Boundaries for the proposed district will be presented at a public hearing sometime in January.

"We want consensus and acceptance by the community of the proposed district and its boundaries and we want comment from the public because the proposed district can be revised in different ways," the chairman said.

The proposed district includes mostly commercial buildings in the area bounded by Poplar Street on the South; the Big Four Station to the north on Seventh St.; the Louisville & Nashville Railroad tracks and train shed on the east and the Wabash River to the west.

"These are the general boundaries within which there are five core areas which can be considered as part of the proposed district," Pickett pointed out, "as well as certain other structures out-

side but near the core areas. Most of the structures and sites are along Wabash Avenue and Seventh Street, and several owners or organizations have already asked that their buildings be included in the district."

In other business, the commission drafted a questionnaire to be sent next week to the commission's board of associates who will be asked for their ideas for projects the associates might undertake to help downtown revitalization.

Vigo County Public Library

Community Affairs File

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Civic Improvement Discusses Survey Of Historic Buildings

NOV 17 1979
By GLADYS SELTZER
Star Staff Writer

Importance and advantages were discussed Friday afternoon of the current survey of historic buildings and sites in downtown Terre Haute at a public meeting of the Terre Haute Civic Improvement architectural commission and its board of associates in the new Deming Center, housing for the elderly and handicapped at Sixth and Cherry streets.

Commission chairman William Pickett introduced Bruce Lynch, director of technical services for Historic Landmarks Foundation of Indiana, and Bill Selm, director of the Terre Haute survey being done by Terre Haute Civic Improvement for historic sites.

Lynch described the planning process for preservation offered by his organization and said for Terre Haute, a National Register nominating list of historic sites and buildings in the downtown area should be the next step after completion of the survey. He advised the group to identify buildings before they go so preservationists don't have to fight battles to save them.

Selm said the Terre Haute survey, almost completed, covered the area from the courthouse to 10th Street and from Chestnut to Poplar Street. Each building was photographed and data collected for it. There are "too many parking lots and new buildings or those that don't contribute to a

National Register district," Selm stated.

Buildings were rated as to historical importance in the town's history and historically famous people who used them, such as the Debs home. Many buildings were important for the architecture they represent which was often Empire, Romanesque revival or Italianate in style. The heaviest concentration of good, late 19th century buildings was found in the Fourth to Sixth Street range, Selm noted. He believes there is a "good possibility of revitalization in this area if the Historic Register accepts the listing."

Reid Williamson, president of Historic Landmarks Foundation of Indiana, a private not-for-profit group, emphasized the importance of these historic surveys. National Register nomination will make sites available for certain economic incentives such as fifty-fifty matching funds for preservation from the Department of the Interior through the State Department of Natural Resources. Also, every building so designated can have the advantage of the tax reforms of 1976, Williamson added.

The surveys show buildings sometimes thought expendable are worth saving, he continued, and places the buildings in the public domain. Public awareness is a first asset, he said, with guidelines for preservation planning as part of community policy.

Dr. John A. Logan, executive director of Terre Haute Civic Improvement, welcomed the group which later went on a tour of the completed portions of the center. This was the first meeting in the rehabilitated former Deming Hotel.

Other speakers were John Fuller, chief loan officer of the Indiana Economic Development Authority, and Dr. Harriet Caplow, architectural historian at Indiana State University, who discussed the Farington Grove Historic District.

Community Affairs File

Vigo County Public Library

REFERENCE
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S MAY 10 1979

Building Restoration Expert Tells Downtown

By GLADYS SELTZER
Star Staff Writer

Several businesses were cited Wednesday for their renovation work in the downtown area by the Architectural Commission of Terre Haute Civic Improvement, Inc. during a meeting at the Vigo County Public Library, while discussion centered around the development of the downtown district.

Guest speaker Reid Williamson of the Historic Landmarks Foundation of Indiana explained what his organization had accomplished in helping other Indiana cities to revitalize their downtown areas and emphasized such help was available for Terre Haute.

"I invite you to invite us to help," he said. "We have money for this activity through our revolving fund from the Lilly Endowment."

Williamson referred to the restoration

of Lockerbie Square in Indianapolis as an example of what could be done when an area was designated as an historical district. He also emphasized listing a building in the National Register of Historic Buildings only preserves the building from destruction or removal by federal action and a local ordinance also is needed to protect such a building.

He said he hoped his organization can establish a western regional office in Terre Haute. Noting the foundation deals with the "visual realities of the place itself, its appearance, heritage and roots," Williamson discussed problems of unnecessary demolition of buildings and the "great cover-up." By this last phrase he was referring to covering up a genuine, vintage building with "architectural quakery for the commercial expediency of the moment."

The key phrase is "simplicity of

renovation" and he called New Harmony an excellent example of how it could be done. Restoration to the original is often the least expensive way to rejuvenate a building, he declared.

William Pickett, chairman of the architectural commission, introduced Williamson and Jack Stewart, chairman of the Indiana State University art department and chairman of the subcommittee of the commission responsible for selecting the firms cited for improving their buildings. The committee also cited the outstanding older buildings remaining as well as the new construction.

Stewart also presented slides to illustrate his suggestions for a plan for the downtown area from Third Street to Ninth Street whereby the alley between Wabash and Ohio streets to create an elevated pedestri-

an mall with two levels of parking beneath it and with the Vigo County Court House the focal point at the west end and a motel-hotel at the east end. He also suggested a floating boardwalk, mounted on drums, on the Wabash River from the bridge to the YWCA, where a small marina could be built. Remnants of such a marina are still there, Stewart pointed out.

Kirby Smith, executive director of the Terre Haute Housing Authority, told the group his office expected by next month to begin to take applications for loans for rehabilitation of the downtown area and the residential periphery around this core.

A \$1 million Urban Development Action Grant (UDAG) from the U. S. Department of Housing and Urban Development has been made to the city and \$9 million committed in funds from local lending institutions. Smith said, for rehabilitation of as many as 400 owner-occupied homes and possibly 10 commercial businesses. He told the group it will see during the summer some "brick and mortar work done that will surprise you" in terms of rehabilitation.

Stewart cited several old structures in the city for recognition; these were St. Benedict's Church, First Congregational Church, Terre Haute First National Bank building on Wabash Avenue; old Fort Harrison building; Swope Art Gallery and the Merchants National Bank at Seventh Street and Wabash Avenue.

Firms commended for new construction were the Wabash-Fort Harrison Federal Savings and Loan Association; Mutual Federal Savings and Loan; Larry Helman Agency; law offices of Patrick, Gabbert, Wilkinson, Goeller and Modesitt at 333 Ohio St., and Indiana State University.

To Keep Its Roots

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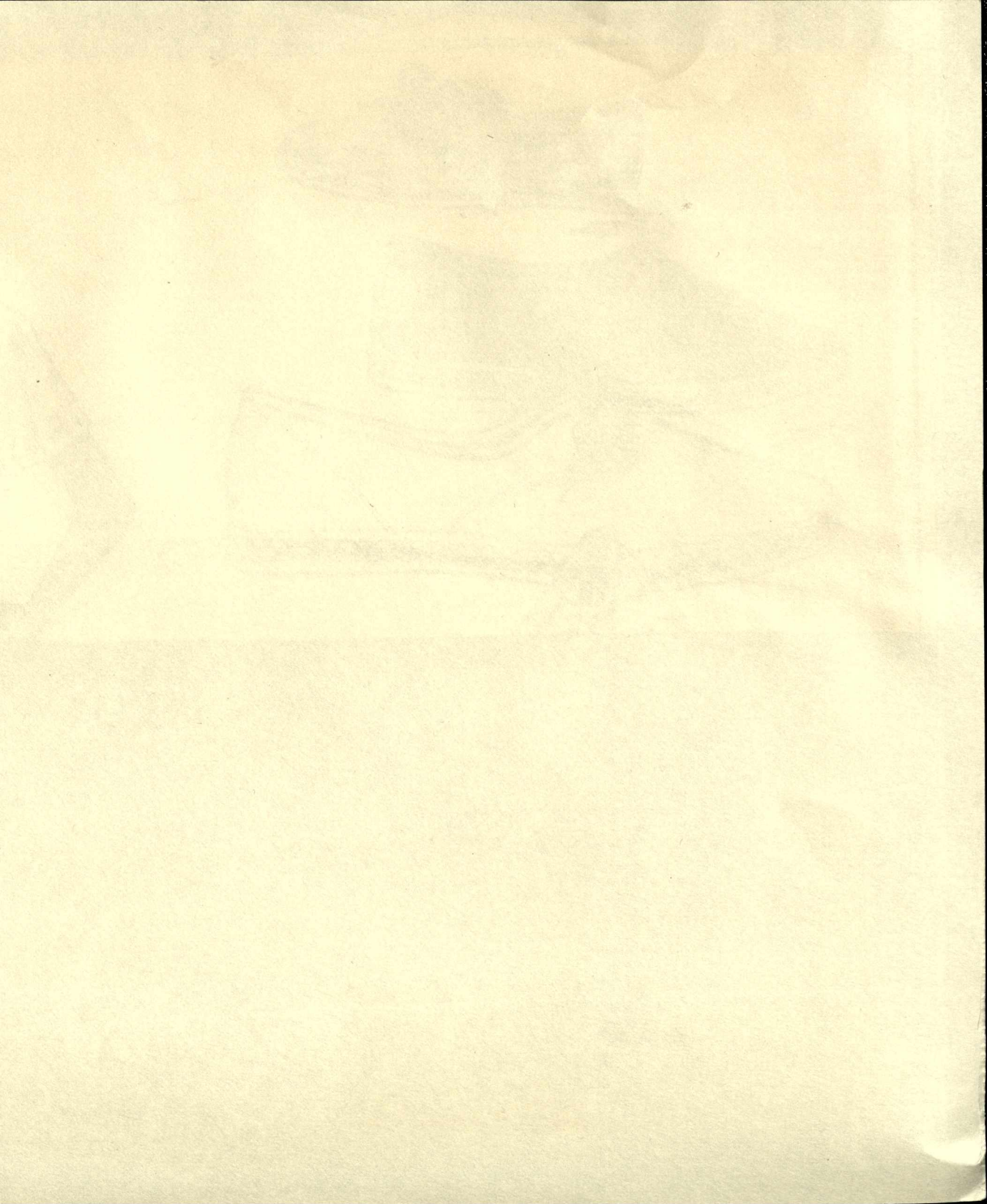
Community Affairs File

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Firms recognized for renovation of older buildings were the En-Clo-Sure, Schultz Men's Store, offices of Tofaute, Spellman and Creason, N. George Nasser and John C. Kite, attorneys, on South Fifth Street, Newlin Gallery of Homes, IBM offices, Spectator Publishing Co. for "imaginative use" of the alley; Woodburn Printing Co.; Thompson-Kirchner Realtors, the White Block renovated by Julius Loeser; Baachi's, Saratoga Cafe and the New Delhi restaurants; Tribune-Star Publishing Co. for renovation of the old Grand Theater, and Corner Furniture Store.

Stewart said the subcommittee did not go south of Ohio Street in making these selections.

Terre Haute Civic Improvement proposed a list of downtown objectives for endorsement by the mayoral and city council candidates running for office in the November elections.



Old, New To Be Combined In Downtown

NOV 24 1978

City Planning (TH)

With many Terre Haute businessmen expressing the view that they want to retain their businesses and buildings as a part of the rehabilitation of downtown Terre Haute and its environs, "it looks as though it will be a 'mix and match' approach combining the old and the new," Dr. John Logan, chairman of Terre Haute Civic Improvement Inc. said Monday.

Businessmen expressed concerns last week during a series of meetings sponsored by Civic Improvement in regard to the proposed \$51 million rehabilitation and development program for the downtown area and a six to 10-block radius around the central core. Of this total, approximately \$4.3 million in federal funds is being sought through Urban Development Action Grant (UDAG) now under discussion and in prepara-

tion for submission to the U.S. Department of Housing and Urban Revelopment(HUD).

The discussions last week were directed by Jim Burns, San Francisco development consultant. Dr. Logan said Burns has returned to the West Coast and will send a report in about 10 days about his findings during the week.

In order to try to retain the "good features of downtown" and to give "some unity" in the downtown area, Dr. Logan said his group is thinking of setting up an architectural advisory commission similar to the commission being used in Madison

for improvement of its downtown area.

"Such a voluntary commission would make recommendations as to which buildings should be retained and the manner in which they could be rehabilitated and painted," Dr. Logan explained. "We (Terre Haute Civic Improvement) feel that this would be highly useful to achieve some sort of aesthetic unity in the area."

Functioning of such a commission "would not in any way modify or affect the present grant application as it now stands," he added. He also said

Robert D. Kinsman, new director of the Sheldon Swope Art Gallery, and Prof. Jack Stewart, chairman of the art department at Indiana State University, have agreed to serve as members of the proposed architectural commission.

A public hearing for citizen comment for the federal funding application will take place at 7:30 p.m. Tuesday in the Butterfly Room of the Terre Haute House, according to Kirby D. Smith, executive director of the Terre Haute Housing Authority and the Urban Development Action Grant program.

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Community Affairs File

Buildings: Past, Present, Future

The Terre Haute scene is changing. Old buildings are coming down, new buildings are going up and other new buildings are being planned. This is the second in a six-part TRIBUNE series that will survey "Buildings: Past, Present, Future." Included in the series will be reports on government buildings, commercial construction and schools.

By BRYAN TAYLOR
Tribune Staff Writer

City Planning
(TnH)

T JUL 3 1 1979

**Interest
expressed
in putting
properties
back in use**

Building demolition has outrun new construction in the downtown area during the past few years, but property owners are expressing interest in putting some dormant holdings back into active use.

One of the biggest stretches of property that could change the makeup of downtown is the block on the south side of Wabash Avenue between Sixth and 6½ streets.

Some familiar structures already have been destroyed by the wrecking ball and the old Root Store building is scheduled for demolition, also.

Terre Haute Civic Improvement Inc. Chairman John Logan has said an objective of THCI is to take down all structures in that block except for a church and the Spectator Publishing Co. The razings would make the block more attractive for potential development investors, he explained.

Not every vacant downtown structure is being demolished. Another former clothing store is being remodeled for offices and an ex-hotel is being converted to a housing facility.

Specific plans for those properties and other major downtown sites are:

• **ROOT STORE** — This building has been scheduled for demolition which has been delayed because of negotiations to purchase adjoining structures. It would be easier to take down all the adjacent buildings at once, Logan said. The THCI reportedly has signed a purchase agreement for the adjoining structure housing the Libson Shop.

• **THE FORMER POISE N' IVY BUILDING** — This vacant structure, located on the southeast corner of Sixth Street and Wabash

Avenue, is in the same block with the Root Store, but not adjacent to it. Merchants National Bank is a trustee for half interest on the property. Robert M. Boyer, executive vice president for the bank, said, "We are in serious negotiations for the sale of that real estate." He said he could not disclose the nature of the negotiations because the deal was not final.

• **THE FORMER WOLF BUILDING** — The main floor has been leased to Merrill Lynch Pierce Fennier & Smith Inc., an investment and securities firm. Patrick McAllister, the man who will manage the local office, said the firm hopes to be open locally in the next six weeks. About \$150,000 is being spent to convert the basement and second floor into office space for which letters of intent have been received, according to Herman Readinger III, spokesman for property owner Bill Valentine.

• **VACANT PROPERTY AT FOURTH STREET AND WABASH AVENUE** — This property is located on the southeast corner of the intersection and the main structure it used to house was the Smith Department Store. Current property owner George Nasser said, "I would really like to build a new nice big store on that lot that would do the downtown justice." He explained he has investigated the possibility of obtaining funds with lower interest through federal programs, but he has been told nothing exists for new construction. He said that if he does not build on it soon, he will put it up for sale.

• **FORMER SMITH'S HARDWARE CO.** — This building, located at the southeast corner of Third Street and Wabash Avenue, has been condemned and the Board of Public Works and Safety has ordered it demolished. One of the persons involved in the property

Community Affairs File

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Vigo County Public Library

said he doesn't have any plans for it other than to sell it.

•**DEMING HOTEL** — Renovation of this eight-floor structure is about 80 percent complete, according to Ed Stoops, superintendent of construction on the job. The building is scheduled to be "substantially complete" by Nov. 1 and it is to be turned over to the Housing Authority on Dec. 1. The building is being remodeled into living quarters for elderly and handicapped persons.

•**TERRE HAUTE HOUSE** — This local landmark houses a restaurant and a few people who live there, according to Joe Cloutier, spokesman for the group owning the property. He said that at the current time he really doesn't know of any plans for the building. He reported an option has been given out on the property, but nothing definite has been decided.

•**ARCADE BUILDING** — This structure once housed the local bus terminal on Wabash Avenue between Eighth and Ninth streets. Hulman & Co. owns the building and spokesman Joe Cloutier said it is a good building and the company plans to keep it. No final plans have been made for the structure.

City Planning (T.H.)

S MAY 1 - 1980

Residents In Four Areas May Be Eligible For Loans

Residents of four target areas in Terre Haute may be eligible to apply for housing rehabilitation loans for up to \$27,000 at a three percent rate of interest, according to an announcement Tuesday from the office of Mayor Pete Chalos.

Such loans, under the 312 Rehabilitation Program, provide direct federal funds at three percent interest rates for a 20-year period. The total amount of each loan can only be used to cover the cost of housing rehabilitation construction, but not for refinancing or the acquisition of property.

At least 60 percent of each loan must be spent to bring the house up to local building code standards. The remaining amount can be used for general improvements, according to the announcement.

Applicants must live in one of the target areas and be an owner/occupant of the house. All rehabilitation work must be done by licensed and insured contractors.

There are two target areas in the southeast area of the city. One of these is bounded on the west by Prairieton Road; on the east by First Street; on the north by Voorhees Street and on the south by

Margaret Avenue. The second area is bounded also by Voorhees Street and Margaret Avenue and on the west by Seventh Street and the east by 13th Street.

The third area is in the central city area and is bounded on the north by Maple Avenue; on the south by Poplar Street and Wabash Avenue; on the west by 21st Street from Maple Avenue to Eighth Avenue, and by 13th Street and 11th Street south to Poplar, and by 25th and 26th streets on the east.

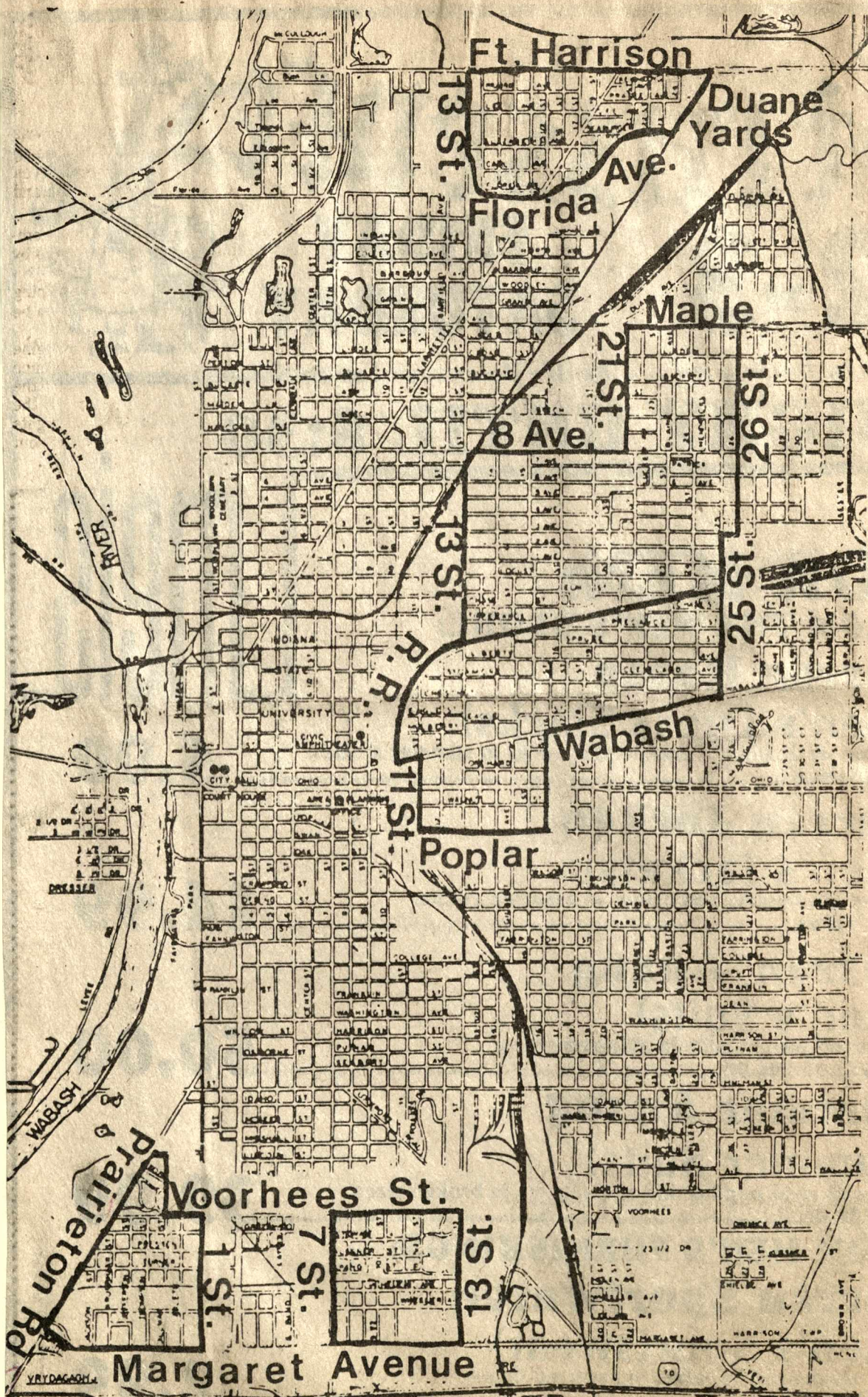
The fourth area is bounded by Fort Harrison Road on the north; Florida Avenue on the south; 13th Street on the west and the Duane Yards on the east.

The following income limits will be used to determine eligibility and are listed according to the number in the family:

One, \$12,250; two, \$14,000; three, \$15,750; four, \$17,500; five \$18,550; six, \$19,650; seven, \$20,750; eight, \$21,850.

Applicants must show proof of their ability to carry the loans. Interested persons should contact the Terre Haute Housing Authority's department of rehabilitation at 235-7350 for further information.

(over)



REHABILITATION AREAS — The accompanying map shows where the four target areas are located within the city of Terre Haute. Two are in the southeast, one is in the central area and the fourth

in the north end of the city. Residents in the target areas are eligible to apply for the rehabilitation loan program under regulations of 312 Rehabilitation

Downtown projects highlighted

T 3 AUG 22 1979
By MARTIN JASICKI
Tribune Staff Writer

The development of a river parkway, preservation of at least 12 downtown buildings as historical landmarks and the parking-traffic light problem in Terre Haute were among topics discussed by Dr. John Logan at a Rotary Club meeting.

Logan, chairman of the Terre Haute Civic Improvement Inc., addressed about 50 local Rotarians and guests at the Sheraton Inn concerning ongoing or projected plans to improve the city's downtown area.

He said the civic agency is considering revamping Fairbanks Park into a river parkway, similar to one utilized in Indianapolis on the White River.

"The Wabash, although it hasn't been developed, is a potential asset to the downtown," he said. "If we can preserve it, it would help toward establishing a vital, exciting downtown."

Logan said the Wabash and other assets of this area contribute to make

Terre Haute a "unique city with character." He opened his discussion with a historical evolution of the city.

"Formerly Terre Haute was a canal town, a whiskey distilling area, a coal-mining and railroad center," he said. "Now it has diversified industrial interests, but is still a distinctive place that we can be proud of."

He said an architectural agency currently is working with THCI about preserving buildings rich in artistic and historic value.

"We are getting information from this group on about a dozen downtown buildings that can be preserved as landmarks."

In addition to the architectural agency, another branch has been formed in the civic department — to deal with traffic and parking.

"We're considering adopting angle parking on Wabash Avenue," he noted. "Also, the traffic light problem is still atrocious. We're working on correcting this."

He said one reason for the in-

consistencies in the speed of downtown traffic and inaccessibility to parking areas is a result of changing driving patterns.

"Five years ago, the major traffic in town was east to west, on Highway 40. Now it's north-south due to U.S. 41."

Other items discussed by Logan Tuesday included the renovation of larger buildings into senior citizen homes, verbal agreement by Terre Haute First National Bank officials that the bank will develop an extensive new facility between Sixth and Seventh Streets on Wabash, and an effort by his office to generate "specialty shops" and boutiques in the area.

Also, he discussed the effort to develop the corner of Sixth and Wabash into an entrance-way to the Indiana State campus and utilizing the upper level space of firmly structured buildings into possible studio apartments or senior citizen apartments.

"The downtown will probably never be a major shopping center

again," he said. "We are not trying to compete with mall and shopping centers, but combine the current assets of downtown with shopping availability."

"The downtown is still the most important part of the city," he added. "It is the heart, and needs to be preserved."

In a recent poll of Indiana cities, he said the preservation of the downtown was listed among the top three priorities.

The Deming Hotel, he noted, is currently being preserved into a home for the elderly that "should be ready by the end of the year."

Logan concluded by lauding the efforts of Indiana State University President Richard Landini in physically improving the urban campus, an accomplishment that contributes to a better downtown area.

"ISU is the biggest asset to the downtown area," Logan said. "It behooves all of us to help the school improve its campus, because in the long run it will help Terre Haute's downtown."

Community Affairs File

Vigo County Public Library

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City's payback amount to HUD lowered 'considerably': Mayor

City Planning (T.O.)

Community Affairs File

T JUL 10 1982

Ongoing negotiations with the U.S. Department of Housing and Urban Development will reduce HUD's \$98,000 payback request of Urban Development Action Grant funds by at least half, Mayor P. Pete Chalos predicted Friday.

At a morning press conference Friday, Chalos said that HUD already had lowered the amount that it wants the city to repay considerably. "Part of the reduction, he said, resulted from Redevelopment Department research about what projects qualified as commercial under the city's original 1978 contract for the UDAG funds.

HUD has claimed that some of the projects funded under the commercial section of the program weren't eligible. The city contends that HUD's definition of the term "commercial" wasn't clear.

In another matter, Chalos criticized a suggestion from Vigo County Area Planning Department Director Gerald A. Brett that the city designate blighted areas as potential sites for certain types of single-wide mobile homes on parcels as small as 5,000 square feet.

"That's one of the reasons they become blighted areas," Chalos said. "Why should one part of town be

picked out as a place that this would be fine and not others?"

Brett had said Tuesday that such a change in the city's new manufactured home ordinance would facilitate redevelopment of vacant lots in depressed areas. But Chalos said Friday that houses could and should be built there.

Also Friday, Chalos announced that an Advocacy Training Workshop on services for the developmentally disabled would be held in City Hall from

9 a.m. to 3 p.m. on July 13. The workshop, intended to teach public officials and social service workers about programs available to handicapped people, is sponsored by the city, the Mental Health Association of Vigo County and the United Cerebral Palsy of Wabash Valley.

Chalos also announced that petitions against the proposed water rate increase are available in City Hall. About 1,000 people already have signed the petitions, he said.

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S OCT 20 1976

Future Of Downtown Discussed

City Planning (T.H.)
By J. BLAINE AKERS
Star Staff Writer

Concerns with the proposed development of the downtown central business district were expressed Thursday night by merchants uninformed of intentions of planning officials.

Informational sessions were conducted Wednesday and Thursday to shed light on proposals included in the Urban Development Action Grant Program. The UDAG program involves plans for a \$51 million development project.

Until the informational meetings, many store owners and operators were unaware of the specifics of the UDAG program

which blossomed during the last few months.

"I'm particularly glad to see the merchants be given the opportunity to participate in the planning of this project. The new openness concerning all details of the plan is beneficial since it's the merchants who are affected by this project," said Pete Chalos, city councilman.

Jim Burns, a San Francisco planning consultant, said the recent meetings have created a "positive" feeling toward the development program. Burns said project coordinators must discuss with each merchant the individual needs and concerns of the proposed development.

A main concern of merchants attending the session Thursday

night was the project objective to demolish a large portion of buildings between Sixth and Seventh streets and Wabash Avenue and Ohio Street.

"From the input we have received, it appears most of the businesses located on Seventh Street and along Wabash Avenue between Seventh and 6½ streets want to stay where they are now," said Kirby Smith, UDAG project coordinator.

Smith said businesses must decide whether to relocate, phase out and return to downtown after the major development project is completed, ren-

ovate their existing buildings or create a multi-use "super block" which would include a mixture of new and restored development.

Plans for the development of 95,000 square feet of new retail development, 65,000 square feet of office space, a 300-car parking facility and a motor inn are included in the UDAG proposal.

"It appears now there will definitely be a major development undertaken in the area of the former Roots Store between Wabash Avenue and Ohio street," acknowledged Smith during discussion Thursday evening.

Points discussed Thursday night included:

- Easier accessibility to the central business district with a suggestion to eliminate the "no left turn" sign for southbound traffic on U.S. 41 at Wabash Avenue.

- Stricter enforcement of parking downtown with a suggestion to create a parking authority.

- Creation of more off-street parking spaces for motorists.

- A suggestion to renovate the Terre Haute House for motel purposes instead of constructing a new motor inn.

- A suggestion to prevent the closing of Sixth and Chestnut streets because it would eliminate another inlet to the downtown area.

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Local group in 'holding pattern'

JAN 1 1980 City Planning, T.H.

Terre Haute Civic Improvement Inc. currently is in a "holding pattern," according to John A. Logan, executive director.

Logan explained the executive committee of the group met recently and discussed the organization's role now that the city has taken over downtown development.

He said the group will no longer operate on a daily basis. He added the organization will be kept intact and assist wherever possible in the development of the city.

The office was moved to Room 810 in the Merchants National Bank building Monday. Logan said the bank had made the office available without

charge.

The office had been located at 511 Wabash Ave. in quarters made available through courtesy of the Terre Haute First National Bank.

Logan pointed out the group will retain its non-profit status.

He said sale of the historic Preston House to the organization was completed Tuesday and now the organization will work on the development of the property for a commercial account. The purchase was made possible by a \$25,000 grant from Historic Landmarks Foundation of Indiana, plus matching help from local labor and industry.

Report Given On Historic

5 JUL 3 1979

Downtown Architecture

By GLADYS SELTZER
Star Staff Writer

The preservation movement in Terre Haute can take advantage of one of the city's "most valuable resources, its historic architecture," according to a report presented Friday to the Terre Haute Civic Improvement architectural commission.

Prof. William Pickett, commission chairman, said Monday the report was presented by Tom Salmon of the Vincennes office of James and Associates during Salmon's discussion of his recent overview study of downtown Terre Haute and buildings he would recommend be retained and rehabilitated because of their value.

James and Associates are considered experts in historic restoration and did the restoration at New Harmony, according to Dr. John A. Logan, executive director of Civic Improvement, the not-for-profit organization seeking to help rehabilitation of the downtown core area as well as surrounding neighborhoods.

Salmon stated in his report although the city does not have a

monumental theme, landmark or motif which "would remove it from dozens of other middle western cities," it is the states' western terminus for the old National Road, the approximate location of the present U.S. 40.

This historic thread which enters Indiana at Richmond "will soon be the focus for the development of a coordinated tourist attraction effort," according to his report.

"Planners hope to publicize the availability of cultural and historic places within the corridor as being easily accessible to most of the population centers, with minimum expenditure of gasoline," Salmon's report states. "Terre Haute should and can enter into this program as one of the largest Indiana cities on the road. Presently, Terre Haute has attractions to offer and can demonstrate, to visitors, ongoing activity in restoration and interpretation."

Pickett said a representative of the Historic Landmarks Foundation of Indiana will meet with members of the architectural commission sometime during the week of July 9 to discuss procedures required to get

certain buildings on the state list of historic structures which should be preserved. He added the group is looking into a new state law which makes possible exceptions in building codes when code requirements conflict with historic accuracy. The law states officials may limit the number of occupants allowed in such a building at any one time.

The architectural commission has requested the foundation establish a western Indiana regional office in Terre Haute. Foundation executive director Reid Williamson had suggested the commission so request when he met in May with the commission.

One site has been offered but Pickett said Williamson has not come to Terre Haute as yet to inspect the location and is currently occupied with opening another regional office in South Bend.

The foundation is a privately funded, not-for-profit group established through the Lilly Endowment with headquarters in Indianapolis. The foundation helps in planning for historic preservation and related activities.

Salmon listed, as a place to begin

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but by no means inclusive, the following categories and buildings as worthy of preservation in downtown and core area:

Buildings to maintain and promote — Vigo County Courthouse, Indiana Theatre, old Chamber of Commerce block on Cherry Street between Sixth and Seventh streets, Condit House and the Lutheran Student Center on the Indiana State University campus, Paul Dresser birthplace and the intersection at Sixth Street and Wabash Avenue.

Buildings to restore and promote — old opera house at Third and Ohio streets, Big Four railroad station, Fairbanks Library, Swope Art Gallery, freight shed of the L&N tracks where these intersect with Wabash Avenue, terminal arcade and associated buildings, Terre Haute House, Paige's Music Store and adjacent building, Terre Haute First National Bank building, area between Fifth and Sixth streets on the north side of Wabash Avenue west and the entire block on the north side of Wabash Avenue from Fifth Street to Fourth Street, and further promotion of the former Deming Hotel now the Deming Center for apartments for

the elderly and handicapped.

Areas for development — Seventh Street and Wabash Avenue be turned into a plaza where the present parking lot stands; design around the area of the proposed new jail with pedestrian overpass over Third Street; park on the south side of Fourth Street and Wabash Avenue; four parking structures at Fourth and Cherry streets west of the IBM building, between the old Chamber of Commerce building and the Deming Center on south side of Cherry Street, another behind the Simplex Shoe Repair Shop at Eighth and Ohio streets already a parking lot, and one behind between Eighth and Ninth streets adjacent to and west of the terminal arcade on the alley.

In discussing the progress of downtown rehabilitation, Dr. Logan said owners of the White Building and the Saratoga Cafe are discussing with architects possibilities for rehabilitation of these buildings which, according to Logan, apparently are eligible for a rehabilitation subsidy through the \$1 million Urban Development Action Grant (UDAG) which was granted the city.

Of this grant, \$850,000 is for residential rehabilitation in an area around the downtown core and \$150,000 for commercial rehabilitation downtown, according to the Terre Haute Housing Authority. These sums will be matched by \$8,850,000 in private loans for residential rehabilitation and \$1 million in private funds for the commercial match.

City Planning (T.H.)

**Civic Improvement
pays its share
of 6th street**

MAR 7 1981

Mayor Pete Chalos' office reported Friday that Terre Haute Civic Improvement Inc. had paid the city the balance due on the 6th Street Project, which would enable the city to pay the bills and complete the audit.

The amount paid was \$30,769. The group had made a prior payment as its share of the project which was completed about a year ago.

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Mayor Pete Chalos Faced Challenges

Civic Improvement Inc. Now In 'Hold Pattern'

S JAN 1 1980

The office of Terre Haute Civic Improvement, Inc. was moved Monday to Room 810 in the Merchants National Bank building and the organization will be in a "holding pattern" but will remain intact, according to a report Wednesday from John A. Logan, executive director.

"With the city taking over downtown development, we decided we should be on a holding pattern and will not be operating on a daily basis," Logan explained. "The executive committee at the meeting 10 days ago decided to keep Civic Improvement intact and to be of assistance wherever possible in the development of the city. We have non-profit status and are interested in the Preston House project."

Logan said sale of the house to Civic Improvement was completed Tuesday and now the organization will work on the development of the property for a commercial account. The purchase was made possible by a \$25,000 grant from Historic Landmarks Foundation of Indiana

plus matching help from local labor and industry.

Records show the house at 13½ and Poplar streets to be the oldest in Terre Haute. It is an early 19th century dwelling completed in 1826 and it was badly damaged last Nov. 18 by fire. Terre Haute Civic Improvement was anxious to save the property from further deterioration, Logan had noted earlier.

He said the bank had made the office available without charge. Lucien Meis is chairman of the executive committee. Other members are Don Smith, Robert Boyer, Paul Pfister, Myrl Wilkinson, Richard Landini and Logan. Logan said he had offered his resignation as executive director but the committee would not accept it so he will continue in this capacity as volunteer executive director.

The office had been located at 511 Wabash Ave. in quarters made available through courtesy of the Terre Haute First National Bank.